

Title 21A – ZONING

NEW SECTION. SECTION 1. A new section is hereby added to K.C.C. chapter 21A.06 to read as follows:

Environmental education project. Educational education project: A project that facilitates learning where the emphasis is placed on relationships between people and natural resources. Environmental education projects include, but are not limited to:

- A. Bird blinds;
- B. Observation decks;
- C. Boardwalks; and
- D. Signs or kiosks

SECTION 2. 21A.06.578. Habitat, fish. Habitat, fish: habitat that is used by ~~((fish))~~ anadromous or resident salmonids at any life stage at any time of the year including potential habitat likely to be used by ~~((fish))~~ anadromous or resident salmonids. "Fish habitat" includes habitat that is upstream of, or landward of, human-made barriers that could be accessible to, and could be used by, fish upon removal of the barriers. This includes off-channel habitat, flood refuges, tidal flats, tidal channels, streams and wetlands. (Ord. 15051 § 64, 2004).

NEW SECTION. SECTION 3. A new section is hereby added to K.C.C. chapter 21A.06 to read as follows:

Light Rail Transit System. Light rail transit system. A public rail transit line that operates at grade level, above grade level, or in a tunnel and that provides high-capacity, regional transit service and is owned and operated by a regional transit authority authorized under RCW chapter 81.112.

22 NEW SECTION. SECTION 4. A new section is hereby added to K.C.C. chapter 21A.06
23 to read as follows:

24 **Paintball.** Paintball. A sport in which participants eliminate opponents from play by
25 hitting them with paintballs shot from a compressed-gas-powered paintball gun.

26 SECTION 5. 21A.06.1095 Sign, changing message center. Sign, changing message
27 center: an electrically controlled sign that contains advertising messages (~~((which))~~) that changes
28 (~~((at intervals of))~~) more frequently than once every three minutes (~~((or greater))~~). (Ord. 10870 §
29 259, 1993).

30 SECTION 6. 21A06.942 Public road right-of-way structure. Public road right-of-
31 way structure: the existing, maintained, improved road right-of-way or railroad or light rail
32 transit prism and the roadway drainage features including ditches and the associated surface
33 water conveyance system, flow control and water quality treatment facilities and other structures
34 that are ancillary to those facilities including catch-basins, access holes and culverts. (Ord.
35 15051 § 86, 2004).

36 SECTION 7. 21A.06.1182 Slope. Slope: an inclined ground surface, the inclination of
37 which is expressed as a ratio of (~~((vertical))~~) horizontal distance to (~~((horizontal))~~) vertical distance.
38 (Ord. 15051 § 100, 2004).

39 SECTION 8. K.C.C. 25.08.030, as amended by this ordinance, is hereby recodified as a
40 new section in K.C.C. chapter 21A.06.

41 SECTION 9. Ordinance 6511, Section 1, as amended, and K.C.C. 25.08.030 are each
42 hereby amended to read as follows:

~~((Aquatic resource practices. "Aquatic resource practices" means))~~ **Aquaculture.**

Aquaculture: the culture or farming of fin fish, shellfish, algae or other aquatic plants or animals in fresh or marine waters.

Excluded from the definition of ~~((aquatic resource practices are related commercial or industrial uses such as))~~ **aquaculture is** wholesale or retail sales; or final processing, packing, or freezing. Aquaculture does not include the harvest of free-swimming fish or the harvest of shellfish not artificially planted or maintained, including the harvest of wildstock geoduck on DNR managed lands.

NEW SECTION. SECTION 10. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Aquaculture facility. Aquaculture facility: infrastructure installed waterward of the ordinary high water mark for the purpose of conducting aquaculture and consisting of net pens, mussel rafts or other structures. Floating buoys used for aquaculture are not generally considered an aquaculture facility.

SECTION 11. K.C.C. 25.08.050, as amended by this ordinance, is recodified as a new section in K.C.C. chapter 21A.06.

SECTION 12. Ordinance 3688, Section 204, and K.C.C. 25.08.050 are each hereby amended to read as follows:

Backfill. ~~(("))Backfill(("means"));~~ the placement of earth material behind a retaining wall or structure.

SECTION 13. K.C.C. 25.08.060, as amended by this ordinance, is recodified as a new section in K.C.C. chapter 21A.06.

SECTION 14. Ordinance 3688, Section 205, and K.C.C. 25.08.060 are each hereby amended to read as follows:

Backshore. ~~(())Backshore(("means))~~; a berm, together with associated marshes or meadows on marine shores, landward of the ordinary high water mark which is normally above high tide level and has been gradually built up by accretion.

SECTION 15. K.C.C. 25.08.070, as amended by this ordinance, is recodified as a new section in K.C.C. chapter 21A.06.

SECTION 16. Ordinance 3688, Section 206, and K.C.C. 25.08.070 are each hereby amended to read as follows:

Beach feeding. ~~(())Beach feeding(("means))~~; landfill deposited on land or in the water to be distributed by natural water processes for the purpose of supplementing beach material.

SECTION 17. K.C.C. 25.08.090, as amended by this ordinance, is recodified as a new section in K.C.C. chapter 21A.06.

SECTION 18. Ordinance 3688, Section 208, and K.C.C. 25.08.090 are each hereby amended to read as follows:

Breakwater. ~~(())Breakwater(("means))~~; an off-shore structure either floating or not which may or may not be connected to the shore, ~~((such structure being designated))~~ designed to absorb ~~((and/))~~ or reflect back into the water body the energy of the waves.

SECTION 19. K.C.C. 25.08.100, as amended by this ordinance, is recodified as a new section in K.C.C. chapter 21A.06.

SECTION 20. Ordinance 3688, Section 209, and K.C.C. 25.08.100 are each hereby amended to read as follows:

Bulkhead. ~~((=))Bulkhead((-means))~~; a solid or open pile wall of rock, concrete, steel or timber or other materials or a combination of these materials erected generally parallel to and near the ordinary high water mark for the purpose of protecting adjacent wetlands and uplands from waves or currents.

SECTION 21. K.C.C. 25.08.370, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 22. Ordinance 3688, Section 234, and K.C.C. 25.08.370 are each hereby amended to read as follows:

~~((**Pier.** "Pier" or "dock" means))~~**Pier or dock.** Pier or dock: a structure built in or over, or floating upon the water extending from the shore, which may be used as a landing place for marine transport or for air or water craft or recreational activities.

SECTION 23. K.C.C. 25.08.175, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 24. Ordinance 5734, Section 1, and K.C.C. 25.08.175 are each hereby amended to read as follows:

Dredging. ~~((=))Dredging((-is))~~; the removal, displacement, ~~((and/))~~ or disposal of unconsolidated earth material such as sand, silt, gravel, or other submerged materials, from the bottom of water bodies, ditches, or natural wetlands; maintenance dredging and ~~((/or))~~ support activities are included in this definition.

SECTION 25. K.C.C. 25.08.180, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 26. Ordinance 3688, Section 217, and K.C.C. 25.08.180 are each hereby amended to read as follows:

110 **Earth material.** ((~~"~~))Earth material(~~("is"))~~; rock, natural soil or combination thereof.

111 SECTION 27. K.C.C. 25.08.185, as amended by this ordinance, is hereby recodified as a
112 new section in K.C.C. chapter 21A.06.

113 SECTION 28. Ordinance 5734, Section 1, and K.C.C. 25.08.185 are each hereby amended
114 to read as follows:

115 **End haul construction.** ((~~"~~))End haul construction(~~("means"))~~; the transportation of
116 excess excavation material along the road surface to construct a road of balanced volumes of cut
117 and fill.

118 SECTION 29. K.C.C. 25.08.190, as amended by this ordinance, is hereby recodified as a
119 new section in K.C.C. chapter 21A.06.

120 SECTION 30. Ordinance 3688, Section 218, and K.C.C. 25.08.190 are each hereby
121 amended to read as follows:

122 **Environment, shoreline.** ((~~"~~))Environment(~~("or "master program environment" or~~
123 ~~"shoreline environment" means))~~), shoreline: the categories of shorelines of the state established by
124 the King County shoreline ((~~management~~)) master program to differentiate between areas whose
125 features imply differing objectives regarding their use and future development.

126 SECTION 31. K.C.C. 25.08.200, as amended by this ordinance, is hereby recodified as a
127 new section in K.C.C. chapter 21A.06.

128 SECTION 32. Ordinance 3688, Section 219, and K.C.C. 25.08.200 are each hereby
129 amended to read as follows:

130 **Excavation.** ((~~"~~))Excavation(~~("means"))~~; the artificial movement of earth material.

131 SECTION 33. K.C.C. 25.08.210, as amended by this ordinance, is hereby recodified as a
132 new section in K.C.C. chapter 21A.06.

SECTION 34. Ordinance 3688, Section 220, and K.C.C. 25.08.210 are each hereby amended to read as follows:

Float. ~~(("))Float(("means))~~; a structure or device ~~((which))~~that is not a breakwater and ~~((which))~~that is moored, anchored, or otherwise secured in the waters of King County and ~~((which))~~ is not connected to the shoreline.

SECTION 35. K.C.C. 25.08.220, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 36. Ordinance 3688, Section 221, and K.C.C. 25.08.220 are each hereby amended to read as follows:

Floating home. ~~(("))Floating home(("means))~~; a houseboat, boat or building constructed on a float, used in whole or in part for human habitation as a dwelling unit, and which is moored, anchored, or otherwise secured in waters within unincorporated King County.

SECTION 37. K.C.C. 25.08.230, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 38. Ordinance 3688, Section 222, and K.C.C. 25.08.230 are each hereby amended to read as follows:

Groin. ~~(("))Groin(("means))~~; a barrier type structure extending from the backshore into the water across the beach. The purpose of a groin is to interrupt sediment movement along the shore.

SECTION 39. K.C.C. 25.08.250, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 40. Ordinance 3688, Section 224, and K.C.C. 25.08.250 are each hereby amended to read as follows:

Jetty. ~~(("))Jetty(("means a))~~: an artificial barrier used to change the natural littoral drift to protect inlet entrances from clogging by excess sediment.

SECTION 41. K.C.C. 25.08.270, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 42. Ordinance 3688, Section 226, and K.C.C. 25.08.270 are each hereby amended to read as follows:

Littoral drift. ~~(("))Littoral drift(("means))~~: the natural movement of sediment along marine or lake shorelines by wave breaker action in response to prevailing winds.

SECTION 43. K.C.C. 25.08.290, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 44. Ordinance 3688, Section 228, and K.C.C. 25.08.290 are each hereby amended to read as follows:

Master program, shoreline. ~~(("))Master program(("means))~~, shoreline: the comprehensive shoreline use plan for King County consisting of:

A. The ~~((use regulations and procedures contained in this title; and))~~ Shoreline Master Plan containing goals and policies that guide environmental designations, shoreline protection, shoreline use and shoreline modifications;

B. Shoreline appendices consisting of the Shoreline Restoration Plan, Shoreline Public Access Plan, Cumulative Impacts Analysis, Program Checklist and Public Involvement, and a Technical Appendix that includes data and analytic methods used to develop King County's Shoreline inventory; and

~~((B))C. The ((goals, objectives and policies of the King County shoreline management master program which are contained in a separate document and adopted by ordinance.)) development regulations contained in this Title.~~

SECTION 45. K.C.C. 25.08.300, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 46. Ordinance 4222, Section 2, and K.C.C. 25.08.300 are each hereby amended to read as follows:

~~((Natural h))~~Hatchery. ~~((("Natural h))Hatchery(("means"));~~ a facility for the rearing ~~((and/))~~or holding of fish, ~~((the design of which is compatible with the natural environment and))~~ that contains minimal development necessary for fish propagation.

SECTION 47. K.C.C. 25.08.380, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 48. Ordinance 3688, Section 236, and K.C.C. 25.08.380 are each hereby amended to read as follows:

Port. ~~((("))Port(("means"));~~ a terminal facility where general ~~((and/or))~~ bulk cargos are stored and~~((/or))~~ transferred from land carriers to water carriers or vice versa.

SECTION 49. K.C.C. 25.08.020, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 50. Ordinance 3688, Section 201, and K.C.C. 25.08.020 are each hereby amended to read as follows:

Public ~~((A))~~access. ~~((A.))Public ((A))access;((- "Public access" means actual unobstructed access available to))~~ the ability of the general public ~~((from land to the ordinary~~

~~high water mark or to the wetland directly abutting the ordinary high water mark)) to reach,~~
~~touch and enjoy the water's edge from adjacent locations.~~

~~((B. Limited Public Access. "Limited public access" means:~~

~~1. Actual physical access from land to the ordinary high water mark or to the wetland~~
~~directly abutting the ordinary high water mark, such access being limited to specific groups of~~
~~people or to certain regularly prescribed times; or~~

~~2. Visual access available to the general public to the shoreline and adjacent waterbody,~~
~~such access being specifically provided for in the development of the site.))~~

NEW SECTION. SECTION 51. There is hereby added to K.C.C. chapter 21A.06 a new
section to read as follows:

Public access sites, formal. Public access sites, formal: public access sites managed by
King County or other public agencies.

NEW SECTION. SECTION 52. There is hereby added to K.C.C. chapter 21A.06 a new
section to read as follows:

Public access sites, informal. Public access sites, informal: public access sites where
access is not formally developed or managed by King County or other public agencies and those
sites where public access is not specifically allowed.

SECTION 53. K.C.C. 25.08.400, as amended by this ordinance, is hereby recodified as a
new section in K.C.C. chapter 21A.06.

SECTION 54. Ordinance 3688, Section 237, and K.C.C. 25.08.400 are each hereby
amended to read as follows:

Redesignation. ((("))Redesignation((" means)): a change in the shoreline environment
designation by the procedures provided in ((Chapter 25.32 of this title)) K.C.C. chapter 20.18.

222 SECTION 55. K.C.C. 25.08.430, as amended by this ordinance, is hereby recodified as a
223 new section in K.C.C. chapter 21A.06.

224 SECTION 56. Ordinance 3688, Section 241, and K.C.C. 25.08.430 are each hereby
225 amended to read as follows:

226 **Riprap.** ((~~"~~))Riprap(~~("means"))~~); hard angular quarry rock used for revetments or other
227 bank stabilization projects.

228 SECTION 57. K.C.C. 25.08.440, as amended by this ordinance, is hereby recodified as a
229 new section in K.C.C. chapter 21A.06.

230 SECTION 58. Ordinance 3688, Section 242, and K.C.C. 25.08.440 are each hereby
231 amended to read as follows:

232 **Sediment.** ((~~"~~))Sediment(~~("is"))~~); material settled from suspension in a liquid medium.

233 SECTION 59. K.C.C. 25.08.460, as amended by this ordinance, is hereby recodified as a
234 new section in K.C.C. chapter 21A.06.

235 SECTION 60. Ordinance 3688, Section 247, and K.C.C. 25.08.460 are each hereby
236 amended to read as follows:

237 **Shoreline ((~~management~~)) conditional use.** ((~~"~~))Shoreline ((~~management~~)) conditional
238 use(~~("or "shoreline conditional use" means"))~~); a shoreline use ((~~specifically designated as a~~
239 ~~shoreline conditional use in the shoreline management master program~~)) that is allowed only if it
240 meets the criteria established in section X of this proposed ordinance 2008-XXXX (shoreline
241 condition uses) and is subject to conditions of approval.

242 SECTION 61. K.C.C. 25.08.470, as amended by this ordinance, is hereby recodified as a
243 new section in K.C.C. chapter 21A.06.

SECTION 62. Ordinance 3688, Section 248, and K.C.C. 25.08.470 are each hereby amended to read as follows:

Shoreline management variance. ~~(("))Shoreline management variance(("means))~~; an adjustment in the application of the regulations of the shoreline management master program consistent with WAC 173-14.

SECTION 63. K.C.C. 25.08.480, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 64. Ordinance 3688, Section 251, and K.C.C. 25.08.480 are each hereby amended to read as follows:

Shoreline protection. ~~(("))Shoreline protection(("means))~~; a structure or device, including but not limited to breakwaters, bulkheads, jetties, groins and riprap, which is placed so as to prevent erosion or to alter the normal currents, wave actions or other natural forces or actions of a waterbody.

SECTION 65. K.C.C. 25.08.490, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 66. Ordinance 3688, Section 246, and K.C.C. 25.08.490 are each hereby amended to read as follows:

Shorelines. ~~(("))Shorelines(("means))~~; all ~~((of the water areas within the unincorporated portion of King County, including reservoirs, and their associated wetlands together with the lands underlying them; except:~~

~~A. Shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments;~~

~~B. Shorelines on lakes less than twenty acres in size and wetlands associated with such lakes))~~ marine shoreline, lakes greater than 20 acres, and rivers and streams with a minimum of twenty cubic feet per second mean annual flow.

NEW SECTION. SECTION 67. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Shorelands. Shorelands: areas landward of the ordinary high water mark along shorelines extending landward two hundred feet, and also including:

A. The King County zero-rise floodway,

B. All associated wetlands, and

C. All river deltas.

NEW SECTION. SECTION 68. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Shoreline jurisdiction. Shoreline jurisdiction: shorelines and shorelands in unincorporated King County.

SECTION 69. K.C.C. 25.08.510, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

SECTION 70. Ordinance 3688, Section 249, and K.C.C. 25.08.510 are each hereby amended to read as follows:

Shorelines of statewide significance. ~~((=))~~Shorelines of statewide significance~~((= means))~~; those shorelines described in RCW 90.58.030(2)(e) ~~((which))~~ that are within the unincorporated portion of King County.

SECTION 71. K.C.C. 25.08.520, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 21A.06.

289 SECTION 72. Ordinance 3688, Section 250, and K.C.C. 25.08.520 are each hereby
290 amended to read as follows:

291 **Shorelines of the state.** ((~~"~~))Shorelines of the state(~~("are"))~~; the total of all
292 ((~~"~~))shorelines(~~("~~)) and ((~~"~~))shorelines of statewide significance(~~("~~)) within unincorporated King
293 County.

294 SECTION 73. K.C.C. 25.08.530, as amended by this ordinance, is hereby recodified as a
295 new section in K.C.C. chapter 21A.06.

296 SECTION 74. Ordinance 3688, Section 244, and K.C.C. 25.08.530 are each hereby
297 amended to read as follows:

298 **Side cast slopes.** ((~~"~~))Side cast slopes(~~("means"))~~; slopes of landfill compacted by natural
299 settling over time.

300 SECTION 75. K.C.C. 25.08.570, as amended by this ordinance, is hereby recodified as a
301 new section in K.C.C. chapter 21A.06.

302 SECTION 76. Ordinance 3688, Section 255, and K.C.C. 25.08.570 are each hereby
303 amended to read as follows:

304 **Substantial development.** ((~~"~~))Substantial development(~~("means"))~~; any development
305 ((~~which~~)) that requires a shoreline management substantial development permit, as defined in
306 RCW 90.58.030(3)(e) as now or hereafter amended.

307 SECTION 77. K.C.C. 25.08.590, as amended by this ordinance, is hereby recodified as a
308 new section in K.C.C. chapter 21A.06.

309 SECTION 78. Ordinance 3688, Section 257, and K.C.C. 25.08.590 are each hereby
310 amended to read as follows:

Water dependent use. ~~((=))~~Water dependent use~~((=" or "water dependent development"~~
~~means))~~; a ~~((principal))~~ use or portion of a use which ~~((can only))~~ cannot exist ~~((where the~~
~~landwater interface provides biological or physical conditions necessary for the use))~~ in a location
that is not adjacent to the water and which is dependent on the water by reason of the intrinsic
nature of its operations.

NEW SECTION. SECTION 79. There is hereby added to K.C.C. chapter 21A.06 a new
section to read as follows:

Water-enjoyment use. Water enjoyment use: a recreational use or other use that
facilitates public access to the shoreline as a primary characteristic of the use; or a use that
provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of
people as a general characteristic of the use and which through location, design, and operation
ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order
to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-
oriented space within the project must be devoted to the specific aspects of the use that fosters
shoreline enjoyment.

NEW SECTION. SECTION 80. There is hereby added to K.C.C. chapter 21A.06 a new
section to read as follows:

Water-oriented use. Water-oriented use: a use that is water-dependent, water-related, or
water-enjoyment, or a combination of such uses.

SECTION 81. K.C.C. 25.08.600, as amended by this ordinance, is hereby recodified as a
new section in K.C.C. chapter 21A.06.

SECTION 82. Ordinance 3688, Section 258, and K.C.C. 25.08.600 are each hereby
amended to read as follows:

Water related use. ~~((=))~~Water related use~~((= "or "water-related development" means))~~; a
((~~principal~~)) use or portion of a use which is not intrinsically dependent on a waterfront location
~~((abutting the ordinary high water mark but which))~~ but whose economic viability is dependent
upon a waterfront location because:

A. ~~((Promotes the public's enjoyment of or access to the water))~~ The use has a functional
requirement for a waterfront location such as the arrival or shipment of materials by water or he
need for large quantities of water; or

B. ~~((Gains a cost savings or revenue differentiating advantage, which is not associated~~
~~with land rents or costs, from being located within the shorelines of the state that could not be~~
~~obtained at an upland location; such uses include but are not limited to residential development,~~
~~boat sales or restaurants))~~ The use provides a necessary service supportive of the water-
dependent uses and the proximity of the use to its customers makes its services less expensive or
more convenient, or both.

NEW SECTION. SECTION 83. There is hereby added a new section to K.C.C. chapter
21A.08 to read as follows:

Uses in the shoreline jurisdiction. A use that is allowed in the land uses tables in this
chapter in a zone district may be subject to additional conditions under K.C.C. Chapter 21A.XX
(Shoreline Regulations).

SECTION 84. 21A.08.030 Residential land uses.

A. Residential land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL						
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	E
		U	T	A			V		E	B	E	N	E	N	E	S
		L		L						O	S	I	S	A	S	
		T								R	S	T	S	L	S	
		U								H						
		R								O						
		E								D						
										A						
										L						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I			
	DWELLING															
	UNITS, TYPES:															
*	Single Detached	P	P2		P	P C13	P	P	P17							
		C13			C13		C13	C13								
*	Townhouse				C4	C4	P	P	P3	P3	P3	P3				
							C12									
*	Apartment				C4	C4	P5	P	P3	P3	P3	P3				
							C4									
*	Mobile Home Park				S14		C8	P								
*	Cottage Housing						C16									
	GROUP															
	RESIDENCES:															
*	Community				C	C	P15	P	P3	P3	P3	P3				
	Residential Facility-I						C									
*	Community							P	P3	P3	P3	P3				
	Residential Facility-II															
*	Dormitory				C6	C6	C6	P								
*	Senior Citizen					P4	P4	P	P3	P3	P3	P3				
	Assisted Housing															
	ACCESSORY															
	USES:															
*	Residential	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7				

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U	
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L					N	O	S	I	S	A	S		R	
		T							T	R	S	T	S	L	S		I	
		U							I	H							A	
		R							A	O							L	
		E							L	O								
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	Accessory Uses																	
*	Home Occupation	P	P		P	P	P	P	P	P	P	P						
*	Home Industry	C			C	C	C											
	TEMPORARY LODGING:																	
7011	Hotel/Motel (1)									P	P	P						
*	Bed and Breakfast	P9			P10	P10	P10	P10	P10	P11	P11							
	Guesthouse	C10																
7041	Organization										P							
	Hotel/Lodging																	
	Houses																	
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;																
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;																
		General Provisions, see K.C.C. chapters 21A.32 through 21A.38;																
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;																
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06.																

B. Development conditions.

1. Except bed and breakfast guesthouses.

2. In the forest production district, the following conditions apply:

- a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems and

driveways. ~~((Additional s))~~Site disturbance for ~~((raising livestock))~~ a new residence and
agriculture, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only
if a farm management (conservation) plan is prepared in accordance with K.C.C. chapter 21A.30.
Animal densities shall be based on the area devoted to animal care and not the total area of the
lot;

b. A forest management plan shall be required for any new residence in the forest
production district, that shall be reviewed and approved by the King County department of
natural resources and parks prior to building permit issuance; and

c. A fire protection plan for the subject property is required and shall be reviewed and
approved by the ~~((Washington state department of natural resources with the concurrence of~~
~~the))~~ King County fire marshal for each residential use. This plan shall be developed in such a
manner as to protect the adjoining forestry uses from a fire that might originate from the
residential use. This plan shall provide for setbacks from existing forestry uses and maintenance
of approved fire trails or other effective fire line buffers on perimeters with forest land.

3. Only as part of a mixed use development subject to the conditions of K.C.C. chapter
21A.14, except that in the NB zone on properties with a land use designation of commercial
outside of center (CO) in the urban areas, stand-alone townhouse developments are permitted
subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and 21A.14.180.

4.a. Only in a building listed on the National Register as an historic site or designated
as a King County landmark subject to the provisions of K.C.C. 21A.32.

b. In the R-1 zone, apartment units are permitted, provided that:

(1) The proposal shall be subject to a conditional use permit when exceeding base
density,

(2) At least fifty percent of the site is constrained by unbuildable critical areas. For purposes of this section, unbuildable critical areas shall include wetlands, streams and slopes forty percent or steeper and associated buffers; and

(3) The density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

c. In the R-4 through R-8 zones, apartment units are permitted, provided that the proposal shall be subject to a conditional use permit when exceeding base density, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

5. Apartment units are permitted outright as follows:

a. In the R-1 zone when at least fifty percent of the site is constrained by unbuildable critical areas that for purposes of this section, includes wetlands, streams and slopes forty percent or steeper and associated buffers, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

b. In the R-4 through R-8 zones, provided that the density does not exceed eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

6. Only as an accessory to a school, college, university or church.

7.a. Accessory dwelling units:

- (1) Only one accessory dwelling per primary single detached dwelling unit;
- (2) Only in the same building as the primary dwelling unit on an urban lot that is less than ~~((ten))~~ five thousand square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;

405 (3) The primary dwelling unit or the accessory dwelling unit shall be owner
406 occupied;

407 (4)(a) One of the dwelling units shall not exceed a floor area of one thousand square
408 feet except when one of the dwelling units is wholly contained within a basement or attic, and

409 (b) When the primary and accessory dwelling units are located in the same building,
410 only one entrance may be located on each street side of the building;

411 (5) One additional off-street parking space shall be provided;

412 (6) The accessory dwelling unit shall be converted to another permitted use or shall
413 be removed if one of the dwelling units ceases to be owner occupied; and

414 (7) An applicant seeking to build an accessory dwelling unit shall file a notice
415 approved by the department of executive services, records, elections and licensing services
416 division, that identifies the dwelling unit as accessory. The notice shall run with the land. The
417 applicant shall submit proof that the notice was filed before the department shall approve any
418 permit for the construction of the accessory dwelling unit. The required contents and form of the
419 notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached
420 building in the rural zone is subsequently converted to a primary unit on a separate lot, neither
421 the original lot nor the new lot may have an additional detached accessory dwelling unit
422 constructed unless the lot is at least twice the minimum lot area required in the zone.

423 (8) Accessory dwelling units and accessory living quarters are not allowed in the F
424 zone.

425 (9) In the A zone, one accessory dwelling unit is allowed on any lot under twenty
426 acres in size, and two accessory dwelling units are allowed on lots that are twenty acres or more,

provided that the accessory dwelling units are occupied only by farm workers and the units are constructed in conformance with the State Building Code.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, provided there is:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as an accessory to the permanent residence of the operator, and:

a. Serving meals to paying guests shall be limited to breakfast; and

b. There shall be no more than five guests per night.

10. Only as an accessory to the permanent residence of the operator, and:

a. Serving meals to paying guests shall be limited to breakfast; and

b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the Uniform Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.

11. Only if part of a mixed use development, and subject to the conditions of K.C.C. 21A.08.030B.10.

12. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.

13. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in K.C.C. 21A.08.030B.7.

14. No new mobile home parks are allowed in a rural zone.

15. Limited to domestic violence shelter facilities.

16. Only in the R4-R8 zones limited to:

- a. developments no larger than one acre;
- b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre; and
- c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in subsection B.25. of this section or the floor area and footprint limits in K.C.C. 21A.14.025.B.

17. The development for a detached single-family residence shall be consistent with the following:

- a. The lot must have legally existed prior to March 1, 2005;
- b. The lot has a comprehensive plan land use designation of Rural Neighborhood or Rural Residential; and
- c. The standards of this title for the RA-5 zone shall apply. (Ord. 15606 § 11, 2006: Ord. 15032 § 10, 2004: Ord. 14279 § 1, 2002: Ord. 14199 § 232, 2001: Ord. 14045 § 10, 2001: Ord. 12786 § 2, 1997: Ord. 12596 § 3, 1997: Ord. 12522 § 3, 1996: Ord. 12273 § 1, 1996: Ord. 12243 § 1, 1996: Ord. 11621 § 135, 1994: 11157 § 11, 1993: Ord. 10870 § 330, 1993).

SECTION 85. 21A.08.040 Recreational/cultural land uses.

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A. Recreational/cultural land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U	R	R	N	B	C	B	R
C-Conditional Use			G	O	I	U	R	E	E	E	U	O	U	E
S-Special Use			R	R	N	R	B	S	B	I	S	M	S	G
			I	E	E	A	A	E	A	G	I	M	I	I
			C	S	R	L	N	R	N	H	N	U	N	O
			U	T	A			V		B	E	N	E	N
			L		L			E		O	S	I	S	A
			T							R	S	T	S	S
			U							H				
			R							O				
			E							D				
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:													
*	Park		P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
	Large Active Recreation and Multiuse Park			P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails		P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds			P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16 a
*	Destination Resorts			S		S18	C					C		
*	Marina			C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park			P19	P19	C2 and 18 P19	C2 P19							
*	Sports Club (17)					C4, 18	C4	C4	C4	C	P	P		
*	Ski Area			S		S18								
*	Recreational Camp			C		P24 C								
	AMUSEMENT/ ENTERTAINMENT:													

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL					
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	I
			I	E	E	A	A	E	A	I	G	I	M	I	I
			C	S	R	L	N	R	N	D	H	N	U	N	O
			U	T	A					E	B	E	U	N	E
			L		L					N	O	S	I	S	A
			T							T	R	S	Y		S
			U							I	H				
			R							A	O				
			E							L	D				L
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	
*	Adult Entertainment Business										P6	P6	P6		
*	Theater										P	P	P	P25	
783 3	Theater, Drive-in											C			
793	Bowling Center										P	P		P	
*	Golf Facility					C7 and 18	P7	P7	P7						
799 9 (14)	Amusement and Recreation Services		P21	P21	P8 P21, C15 and 18	P8, P21 P22 C15	P8, P21 P22 C15	P8, P21 P22 C15	P21 P22	P	P	P21	P21		
* _	<u>Indoor Paintball Range</u>										<u>P26</u>	<u>P26</u>		<u>P26</u>	
* _	<u>Outdoor Paintball Range</u>				<u>C27</u>	<u>C27</u>									
*	Shooting Range		C9		C9 and 18							C10		P10	
*	Amusement Arcades										P	P			
799 6	Amusement Park											C			

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U	R	U	N	B	C	B	O
C-Conditional Use			G	O	I	U	R	E	R	E	U	O	U	E
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S
			I	E	E	A	A	E	A	I	H	N	M	I
			C	S	R	L	N	R	N	D	G	I	I	I
			U	T	A			V		E	B	E	U	N
			L		L						O	S	I	S
			T								R	S	T	S
			U								H			
			R								O			
			E								D			
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Outdoor Performance Center			S		C12 S18		P20	P20			S		
	CULTURAL:													
823	Library					P11	P11	P11	P11	P	P	P	P	
							C	C	C					
841	Museum		C2	C23		P11	P11	P11	P11	P	P	P	P	P
			3				C	C	C					
842	Arboretum		P	P		P	P	P	P	P	P	P	P	
*	Conference Center					P11 C12	P11 C12	P11 C	P11 C	P		P	P	
GENERAL CROSS			Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:			Development Standards see K.C.C. chapters 21A.12 through 21A.30;											
			General Provisions, see K.C.C. chapters 21A.32 through 21A.38;											
			Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
			(*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.											

B. Development conditions.

1. The following conditions and limitations shall apply, where appropriate:

a. No stadiums on sites less than ten acres;

b. Lighting for structures and fields shall be directed away from residential areas;

c. Structures or service yards shall maintain a minimum distance of fifty feet from

property lines adjoining residential zones, except for structures in on-site recreation areas

required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;

d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and

e. Overnight camping is allowed only in an approved campground.

2. Recreational vehicle parks are subject to the following conditions and limitations:

a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period;

b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and

c. Sewage shall be disposed in a system approved by the Seattle-King County health department.

3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application.

4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the following conditions and limitations:

a. The bulk and scale shall be compatible with residential or rural character of the area;

b. For sports clubs, the gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and

c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.

5. Limited to day moorage.

6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or that contain the uses identified in this subsection B.6.a.

b. Adult entertainment businesses shall not be permitted within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.

7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least fifty feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than ten thousand square feet. Furthermore, the residential density that is otherwise permitted by the zone shall not

be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued.

8. Limited to a golf driving range only as:

a. an accessory to golf courses; or

b. an accessory to a large active recreation and multiuse park.

9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, but existing facilities shall be exempt.

b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets or arrows from leaving the property.

c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops or butts; and approximate locations of buildings on adjoining properties.

d. Subject to the licensing provisions of K.C.C. Title 6.

10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated rural town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;

c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and

d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

14. Excluding amusement and recreational uses classified elsewhere in this chapter.

15. Limited to golf driving ranges and subject to subsection B.7. of this section.

16. Subject to the following conditions:

a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and

b. Only for campgrounds that are part of a proposed or existing county park, that are subject to review and public meetings through the department of natural resources and parks.

17. Only for stand-alone sports clubs that are not part of a park.

18. Subject to review and approval of conditions to comply with trail corridor

provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian

community designated by the Comprehensive Plan.

19. Only as an accessory to a large active recreation and multiuse park.

20. Only as an accessory to a large active recreation and multiuse park with the floor area of an individual outdoor performance center stage limited to three thousand square feet.

21. Only as an accessory to a park, or a large active recreation and multiuse park in the RA zones, and limited to:

a. rentals of sports and recreation equipment; and

b. a total floor area of seven hundred and fifty square feet.

22. Only as an accessory to a large active recreation and multiuse park and limited to:

a. water slides, wave pools and associated water recreation facilities; and

b. rentals of sports and recreation equipment.

23. Limited to natural resource and heritage museums and only allowed in a farm or forestry structure, including but not limited to barns or sawmills, existing as of December 31, 2003.

24. Use is permitted without a conditional use permit only when in compliance with all of the following conditions:

a. The use is limited to camps for youths or for persons with special needs due to a disability, as defined by the American With Disabilities Act of 1990, or due to a medical condition and including training for leaders for those who use the camp;

b. Active recreational activities shall not involve the use of motorized vehicles such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on

motorized vehicles does not apply to such vehicles that may be necessary for operation and maintenance of the facility or to a client-specific vehicle used as a personal mobility device;

c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of overnight campers, not including camp personnel, in a new camp shall not exceed:

(a) one hundred and fifty for a camp between twenty and forty acres; or

(b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by the department of health, Seattle/King County, up to a maximum of three hundred and fifty; and

(2) Existing camps shall be subject to the following:

(a) For a camp established prior to August 11, 2005, with a conditional use permit and is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including camp personnel, may be up to one hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

(b) For a camp established prior to August 11, 2005, with a conditional use permit and is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section. The camp may terminate operations at its existing site and establish a new camp if the area of the camp is greater than two hundred and fifty acres and the number of overnight campers, not including camp personnel, shall not exceed seven hundred.

d. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

e. The camp facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale to serve overnight camp users;

f. The minimum size of parcel for such use shall be twenty acres;

g. Except for any permanent caretaker residence, all new structures where camp users will be housed, fed or assembled shall be no less than fifty feet from properties not related to the camp;

h. In order to reduce the visual impacts of parking areas, sports and activity fields or new structures where campers will be housed, fed or assembled, the applicant shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest property line and such parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to achieve the required level of screening;

i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto said arterial unless direct access is unsafe due inadequate sight distance or extreme grade separation between the roadway and the site;

j. If direct access to the site is via local access streets, transportation demand management measures, such as use of carpools, buses or vans to bring in campers, shall be used to minimize traffic impacts;

k. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any adjacent property; and

l. A community meeting shall be convened by the applicant prior to submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet (or at

least twenty of the nearest property owners, whichever is greater). The notice shall at a minimum contain a brief description of the project and the location, as well as, contact persons and numbers.

25. Limited to theaters primarily for live productions located within a Rural Town designated by the King County Comprehensive Plan.

26.a. Only in an enclosed building; and

b. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be maintained in the department.

27. Minimum standards for outdoor paintball recreation fields:

a. The minimum site area is twenty-five acres;

b. No structure shall be closer than one hundred feet to any lot line adjacent to a residential zoned property;

c. The area where paintballs are discharged shall be located within three hundred feet of any lot line or five hundred feet from any adjoining residential property. The department may allow for a lesser setback if it determines that the lesser setback in combination with other elements of the site design provides adequate protection to adjoining properties and rights-of-ways;

d. A twenty-foot high nylon mesh screen shall be installed around all play areas and shall be removed at the end of each day when the play area is not being used. The department may allow for the height of the screen to be lowered to no less than ten feet if it determines that the lower screen in combination with other elements of the site design provides adequate protection from discharged paintballs;

e. All parking and spectator areas, structures and play areas shall be screened from adjoining residential zoned property and public rights of way with Type 1 landscaping;

f. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity and conducted only for the participants of the site;

g. A plan of operations specifying days and hours of operation, number of participants and employees, types of equipment to be used by users of the site, safety procedures, type of compressed air fuel to be used on the site and storage and maintenance procedures for the compressed air fuel shall be provided for review in conjunction with the conditional use permit application. All safety procedures shall be reviewed and approved by department of public safety. All activities shall be in compliance with National Paintball League standards;

h. The hours of operation shall be limited to Saturdays and Sundays from 8:30 A.M. to 8:30 P.M., and further restricted as applicable to daylight hours;

i. No more than one hundred paintball players shall be allowed on the site at any one time;

j. No lights or amplified sounds shall be permitted;

k. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the department determines that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage;

l. The facility shall be secured at the close of business each day;

m. The applicant shall include the proposed number of persons to be on the site in the application information;

n. All equipment and objects used in the paintball activities shall be removed from the site within ninety days of the discontinuance of the paintball use; and

o. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be maintained in the department. (Ord. 15606 § 12, 2006: Ord. 15245 § 3, 2005: Ord. 15032 § 11, 2004: Ord. 14807 § 4, 2003: Ord. 14185 § 2, 2001: Ord. 14045 § 11, 2001: Ord. 13546 § 3, 1999: Ord. 13278 § 3, 1998: Ord. 13022 § 11, 1998: Ord. 12930 § 1, 1997: Ord. 12596 § 4, 1997: Ord. 12303 § 1, 1996: Ord. 12243 § 3, 1996: Ord. 11821 § 1, 1995: Ord. 11621 § 35, 1994: Ord. 11288 § 1, 1994: Ord. 11177 § 2, 1993: Ord. 10870 § 331, 1993).

SECTION 86. 21A.08.080 Manufacturing land uses.

A. Manufacturing land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use	A		F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use	G		O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	R		R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
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SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)				
20	Food and Kindred Products	P1, C14	P1		P1, C14	P1					C		P2 C				
2082/ 2084	Winery/Brewery	P3 C12			P3 C13	P3					C		P				
*	Materials Processing Facility	P15	P16 C	P17 C18	<u>P19</u> <u>C</u>								P				
22	Textile Mill Products												C				

[illegible]

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	E	S
			U	T	A			V		E	B	E	U	N	E	A	S	T
			L		L			E			O	S	I	S	S			R
											R	S	T	S	L	S		I
											H		Y					A
											O							L
											D							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)					
35	Industrial and Commercial Machinery												P					
351-55	Heavy Machinery and Equipment												C					
357	Computer and Office Equipment										C	C	P					
36	Electronic and other Electric Equipment										C		P					
374	Railroad Equipment												C					
376	Guided Missile and Space Vehicle Parts												C					
379	Miscellaneous Transportation Vehicles												C					
38	Measuring and Controlling Instruments										C	C	P					
39	Miscellaneous Light Manufacturing										C		P					
*	Motor Vehicle and Bicycle Manufacturing												C					

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S
			I	E	E	A	A	E	A	I	G	I	M	I
			C	S	R	L	N	R	N	D	H	N	U	N
			U	T	A			V		E	B	E	N	E
			L		L					N	O	S	I	S
			T							T	R	S	T	S
			U							I	H		Y	
			R							A	O			
			E							L	O			
											D			
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)
*	Aircraft, Ship and Boat Building													P10C
7534	Tire Retreading											C		P
781-82	Movie Production/Distribution											P		P
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;												
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;												
		General Provisions, see K.C.C. chapters 21A.32 through 21A.38												
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;												
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06												

B. Development conditions.

1.a. The floor area devoted to processing shall not exceed two thousand square feet.

b. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones.

c. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced.

2. Except slaughterhouses.

3. Only as a home industry, subject to K.C.C. chapter 21A.30.

4. Limited to rough milling and planing of products grown on-site with portable equipment.

5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites, limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.

6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills).

7. Limited to photocopying and printing services offered to the general public.

8. Only within enclosed buildings, and as an accessory use to retail sales.

9. Only within enclosed buildings.

10. Limited to boat building of craft not exceeding forty-eight feet in length.

11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.

12. Limited to wineries subject to the following:

a. The total floor area of structures for wineries and any accessory uses are not to exceed three thousand five hundred square feet, including underground storage, unless located in existing agricultural structures, including, but not limited to, barns.

b. Expansions of existing agricultural structures used for wineries are not to exceed three thousand five hundred square feet.

c. At least sixty percent of the grapes or other agricultural products used to produce the wine must be grown in King County.

d. Structures and areas used for processing are set back a minimum distance of seventy-five feet from property lines adjacent to residential zones.

e. Wineries must comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells must install a water meter.

13. Limited to wineries subject to the following:

a. The floor area of structures for wineries and any accessory uses are limited to a total of eight thousand square feet, except that underground storage that is constructed completely below natural grade, not including required exits and access points, may add an additional eight thousand square feet provided that the underground storage is at least one foot below the surface and is not visible above ground and must meet the following:

(1) Wineries must comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells are to install a water meter.

(2) Clearing on the site is limited to a maximum of thirty-five percent of the lot area or the amount previously legally cleared, whichever is greater. Removal of noxious weeds and invasive vegetation is exempt from this clearing limitation. The remainder of the site is to be managed under a forest management plan approved by the King County department of natural resources and parks.

(3) Off-street parking is limited to one hundred and fifty percent of the minimum requirement for wineries specified in K.C.C. 21A.18.030.

(4) Structures and areas used for processing are set back a minimum distance of seventy-five feet from property lines adjacent to residential zones.

b. Structures for wineries and any accessory uses that exceed six thousand square feet of total floor area including underground storage must:

(1) have a minimum lot size of ten acres; and

(2) use a minimum of two and one-half acres of the site for the growing of agricultural products.

c. Structures for wineries and any accessory uses that do not exceed a six thousand square feet of total floor area including underground storage must have a minimum lot size of five acres.

d. On Vashon-Maury Island, the total floor area of structures for wineries and any accessory uses located may not exceed six thousand square feet including underground storage and must have a minimum lot size of five acres.

14. Accessory to agriculture uses provided:

a. In the RA zones and on lots less than thirty-five acres in the A zones, the floor area devoted to processing shall not exceed three thousand five hundred square feet unless located in a farm structure, including, but not limited to barns, existing as of December 31, 2003.

b. On lots at least thirty-five acres in the A zones, the floor area devoted to processing shall not exceed seven thousand square feet unless located in a farm structure, including, but not limited to barns, existing as of December 31, 2003.

c. In the A zones, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils.

d. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones.

e. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be processed.

15. Limited to source separated organic waste processing facilities at a scale appropriate to process the organic waste generated in the agricultural zone.

16. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or

b. as a continuation of a sawmill or lumber manufacturing use only for that period to complete delivery of products or projects under contract at the end of the sawmill or lumber manufacturing activity.

17. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary mineral use; or

b. as a continuation of a mineral processing use only for that period to complete delivery of products or projects under contract at the end of mineral extraction.

18. Continuation of a materials processing facility after reclamation in accordance with an approved reclamation plan.

795 19, Only on a site that is ten acres or greater and that do not use local access streets that
 796 abut lots developed for residential use. (Ord. 15032 § 15, 2004: Ord. 14781 § 2, 2003: Ord.
 797 14045 § 15, 2001: Ord. 12596 § 8, 1997: Ord. 11621 § 38, 1994: Ord. 10870 § 335, 1993).

798 **SECTION 87. 21A.12.030 Densities and dimensions - residential zones.**

799 **A. Densities and dimensions - residential zones.**

	RESIDENTIAL													
	Z O N E S	RURAL				URB AN RE- SER- VE	URBAN RESIDENTIAL							
STANDARDS		RA- 2.5	RA- 5	RA- 10	RA- 20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density:		0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48
Dwelling Unit/Acre (15)	du/a c	du/a c	du/a c	du/ac	du/ac	du/ac (21)	du/ac	du/ac (6)	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
Maximum Density:		0.4						6	9	12	18	27	36	72
Dwelling Unit/Acre (1)	du/a c (20)							du/ac (22)	du/ac <u>12</u> du/ac (27)	du/ac <u>16</u> du/ac (27)	du/ac <u>24</u> du/ac (27)	du/ac <u>36</u> du/ac (27)	du/ac <u>48</u> du/ac (27)	du/ac <u>96</u> du/ac (27)
Minimum Density:								85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)		1.87 5 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)		135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)		30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)

	RESIDENTIAL													
	Z O N E S	RURAL				URB AN RE- SER VE	URBAN RESIDENTIAL							
STANDARDS		RA- 2.5	RA- 5	RA- 10	RA- 20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Minimum Interior Setback (3) (16)		5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)		40 ft	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft (25)	35 ft 45 ft (14) (25)	35 ft 45 ft (14) (25)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentage (5)		25% (11) (19) (25)	20% (11) (19) (25)	15% (11) (19) (24) (25)	12.5 % (11) (19) (25)	30% (11) (25)	30% (11) (25)	55% (25)	70% (25)	75% (25)	85% (25)	85% (25)	85% (25)	90% (25)

B. Development conditions.

1. This maximum density may be achieved only through the application of residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of development rights in accordance with K.C.C. chapter 21A.37, or any combination of density incentive or density transfer. ~~((Maximum density may only be exceeded in accordance with K.C.C. 21A.34.040.F.1.g. and F.6.))~~

2. Also see K.C.C. 21A.12.060.

3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.

4. Height limits may be increased if portions of the structure that exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, but the maximum height may not exceed seventy-five feet. Netting or fencing and support

812 structures for the netting or fencing used to contain golf balls in the operation of golf courses or
813 golf driving ranges are exempt from the additional interior setback requirements but the
814 maximum height shall not exceed seventy-five feet, except for large active recreation and
815 multiuse parks, where the maximum height shall not exceed one hundred twenty-five feet, unless
816 a golf ball trajectory study requires a higher fence.

817 5. Applies to each individual lot. Impervious surface area standards for:

818 a. Regional uses shall be established at the time of permit review;

819 b. Nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and
820 21A.12.220;

821 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand
822 seventy-six square feet in area shall be subject to the applicable provisions of the nearest
823 comparable R-6 or R-8 zone; and

824 d. A lot may be increased beyond the total amount permitted in this chapter subject to
825 approval of a conditional use permit.

826 6. Mobile home parks shall be allowed a base density of six dwelling units per acre.

827 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand square feet
828 in area.

829 8. At least twenty linear feet of driveway shall be provided between any garage, carport
830 or other fenced parking area and the street property line. The linear distance shall be measured
831 along the center line of the driveway from the access point to such garage, carport or fenced area
832 to the street property line.

833 9.a. Residences shall have a setback of at least one hundred feet from any property line
834 adjoining A, M or F zones or existing extractive operations. However, residences on lots less

835 than one hundred fifty feet in width adjoining A, M or F zones or existing extractive operations
836 shall have a setback from the rear property line equal to fifty percent of the lot width and a
837 setback from the side property equal to twenty-five percent of the lot width.

838 b. Except for residences along a property line adjoining A, M or F zones or existing
839 extractive operations, lots between one acre and two and one-half acres in size shall conform to
840 the requirements of the R-1 zone and lots under one acre shall conform to the requirements of the
841 R-4 zone.

842 10.a. For developments consisting of three or more single-detached dwellings located
843 on a single parcel, the setback shall be ten feet along any property line abutting R-1 through R-8,
844 RA and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190,
845 which shall have a setback of five feet.

846 b. For townhouse and apartment development, the setback shall be twenty feet along
847 any property line abutting R-1 through R-8, RA and UR zones, except for structures in on-site
848 play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet, unless the
849 townhouse or apartment development is adjacent to property upon which an existing townhouse
850 or apartment development is located.

851 11. Lots smaller than one-half acre in area shall comply with standards of the nearest
852 comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the maximum
853 impervious surface area allowed shall be at least ten thousand square feet. On any lot over one
854 acre in area, an additional five percent of the lot area may be used for buildings related to
855 agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an
856 additional ten percent of the lot area may be used for structures that are determined to be

medically necessary, if the applicant submits with the permit application a notarized affidavit, conforming with K.C.C. 21A.32.170A.2.

12. For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area of the site in accordance with K.C.C. 21A.12.087.

13. The minimum lot area does not apply to lot clustering proposals as provided in K.C.C. chapter 21A.14.

14. The base height to be used only for projects as follows:

a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a fifteen percent finished grade; and

b. in R-18, R-24 and R-48 zones using residential density incentives and transfer of density credits in accordance with this title.

15. Density applies only to dwelling units and not to sleeping units.

16. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least twenty-six feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.

17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to be clustered if the property is located within or contains:

(1) a floodplain;

(2) a critical aquifer recharge area;

(3) a regionally or locally significant resource area;

(4) existing or planned public parks or trails, or connections to such facilities;

880 (5) a category type S or F aquatic area or category I or II wetland;
881 (6) a steep slope; or
882 (7) an urban separator or wildlife habitat network designated by the Comprehensive
883 Plan or a community plan.

884 b. The development shall be clustered away from critical areas or the axis of
885 designated corridors such as urban separators or the wildlife habitat network to the extent
886 possible and the open space shall be placed in a separate tract that includes at least fifty percent
887 of the site. Open space tracts shall be permanent and shall be dedicated to a homeowner's
888 association or other suitable organization, as determined by the director, and meet the
889 requirements in K.C.C. 21A.14.040. On-site critical area and buffers and designated urban
890 separators shall be placed within the open space tract to the extent possible. Passive recreation,
891 with no development of recreational facilities, and natural-surface pedestrian and equestrian
892 trails are acceptable uses within the open space tract.

893 18. See K.C.C. 21A.12.085.

894 19. All subdivisions and short subdivisions in R-1 and RA zones within the North Fork
895 and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork and Upper
896 Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint Action Plan)
897 and the portion of the Grand Ridge subarea of the East Sammamish Community Planning Area
898 that drains to Patterson Creek shall have a maximum impervious surface area of eight percent of
899 the gross acreage of the plat. Distribution of the allowable impervious area among the platted
900 lots shall be recorded on the face of the plat. Impervious surface of roads need not be counted
901 towards the allowable impervious area. Where both lot- and plat-specific impervious limits
902 apply, the more restrictive shall be required.

20. This density may only be achieved on RA 2.5 zoned parcels receiving density from rural forest focus areas through a transfer of density credit pursuant to K.C.C. chapter 21A.37.

21. Base density may be exceeded, if the property is located in a designated rural city urban growth area and each proposed lot contains an occupied legal residence that predates 1959.

22. The maximum density is four dwelling units per acre for properties zoned R-4 when located in the Rural Town of Fall City.

23. The minimum density requirement does not apply to properties located within the Rural Town of Fall City.

24. The impervious surface standards for the county fairground facility are established in the King County Fairgrounds Site Development Plan, Attachment A to Ordinance 14808 on file at the department of natural resources and parks and the department of development and environmental services. Modifications to that standard may be allowed provided the square footage does not exceed the approved impervious surface square footage established in the King County Fairgrounds Site Development Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808, by more than ten percent.

25. For cottage housing developments only:

- a. The base height is eighteen feet.
- b. Buildings have pitched roofs with a minimum slope of six and twelve may extend up to twenty-five feet at the ridge of the roof.

26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.

27. Only in accordance with K.C.C. 21A.34.040.F.1.g. and F.6. (Ord. 15245 § 7, 2005:

Ord. 15051 § 126, 2004: Ord. 15032 § 17, 2004: Ord. 14808 § 4, 2003: Ord. 14807 § 7, 2003:

Ord. 14429 § 2, 2002: Ord. 14190 § 33, 2001: Ord. 14045 § 18, 2001: Ord. 13881 § 1, 2000:

Ord. 13571 § 1, 1999: Ord. 13527 § 1, 1999: Ord. 13274 § 10, 1998: Ord. 13086 § 1, 1998: Ord.

13022 § 16, 1998: Ord. 12822 § 6, 1997: Ord. 12549 § 1, 1996: Ord. 12523 § 3, 1996: Ord.

12320 § 2, 1996: Ord. 11978 § 4, 1995: Ord. 11886 § 5, 1995: Ord. 11821 § 2, 1995: Ord. 11802

§ 3, 1995: Ord. 11798 § 1, 1995: Ord. 11621 § 41, 1994: Ord. 11555 § 5, 1994: Ord. 11157 § 15,

1993: Ord. 10870 § 340, 1993).

SECTION 88. 21A.12.040 Densities and dimensions - resource and

commercial/industrial zones.

A. Densities and dimensions - resource and commercial/industrial zones.

	Z O N E S	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L	NEIGHBOR- HOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	O F F I C E	I N D U S T R I A L	
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density:		0.1	.0286	.0125		8 du/ac	((48)) 48 du/ac	((36)) 48 du/ac	((36)) 48	
Dwelling Unit/Acre		du/ac	du/ac	du/ac		(2)	(2)	(2)	du/ac (2)	
Maximum Density:						12 du/ac (3)	((24)) 72 du/ac ((3)) (16)	((48)) 72 du/ac ((3)) (16)	((48)) 72 du/ac	
Dwelling Unit/Acre						16 du/ac (15)	96 du/ac (15)	96 du/ac (15)	((3)) (16) 96 du/ac (15)	
Minimum Lot Area		10 acres	35 acres	80 acres	10 acres					

	Z O N E S	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L	NEIGHBOR- HOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	O F F I C E	I N D U S T R I A L	
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Maximum Lot Depth/ Width Ratio		4 to 1	4 to 1							
Minimum Street Setback		30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback		10 ft (4)	10 ft (4)	100 ft (4)	(12)	20 ft (7) (14)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)		35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6) 65 ft (17)	35 ft 65 ft (6)	45 ft (60) 65 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)		15% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%

B. Development conditions.

1. Reserved.

2. These densities are allowed only through the application of mixed-use development

standards and for stand-alone townhouse development in the NB zone on property designated

commercial outside of center in the urban area.

3. These densities may only be achieved through the application of residential density incentives or transfer of development rights in mixed-use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area. See K.C.C. chapters 21A.34 and 21A.37.

4.a. in the F zone, scaling stations may be located thirty-five feet from property lines. Residences shall have a setback of at least thirty feet from all property lines.

b. for lots between one acre and two and one half acres in size, the setback requirements of the R-1 zone shall apply. For lots under one acre, the setback requirements of the R-4 zone shall apply.

c. for developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be ten feet along any property line abutting R-1 through R-8, RA and UR zones.

5. Gas station pump islands shall be placed no closer than twenty-five feet to street front lines.

6. This base height allowed only for mixed-use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.

7. Required on property lines adjoining residential zones.

8. Required on property lines adjoining residential zones for industrial uses established by conditional use permits.

9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C. chapter 21A.14.

10. Height limits may be increased if portions of the structure building that exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may exceed seventy-five feet only in mixed use developments. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirement provided that the maximum height shall not exceed seventy-five feet.

11. Applicable only to lots containing less than one acre of lot area. Development on lots containing less than fifteen thousand square feet of lot area shall be governed by impervious surface standards of the nearest comparable R-4 through R-8 zone.

12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

13. The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

14. Required on property lines adjoining residential zones unless a stand-alone townhouse development on property designated commercial outside of center in the urban area is proposed to be located adjacent to property upon which an existing townhouse development is located.

15. Only for mixed-use development through the application of residential density incentives under K.C.C. 21A.34.040.F.1.g.

16. Only for mixed-use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.

17. Only for mixed-use development through the application of residential density incentives under through the application of residential density incentives residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37. Upper-level setbacks are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper level setback shall be at least one foot for every two feet of height above forty-five feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be permitted in required setbacks. (Ord. 14190 § 34, 2001: Ord. 14045 § 19, 2001: Ord. 13086 § 2, 1998: Ord. 13022 § 17, 1998: Ord. 12929 § 2, 1997: Ord. 12522 § 4, 1996: Ord. 11821 § 3, 1995: Ord. 11802 § 4, 1995: Ord. 11621 § 42, 1994: Ord. 10870 § 341, 1993).

SECTION 89. 21A.12.170 Setbacks - projections and structures allowed. Provided that the required setbacks from regional utility corridors of K.C.C. 21A.12.140, the adjoining half-street or designated arterial setbacks of K.C.C. 21A.12.160 and the sight distance requirements of K.C.C. 21A.12.210 are maintained, structures may extend into or be located in required setbacks, including setbacks as required by K.C.C. 21A.12.220.B, as follows:

A. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback, provided such projections are:

1. Limited to two per facade;
2. Not wider than ten feet; and
3. Not more than twenty-four inches into an interior setback or thirty inches into a street setback;

- 1008 B. Uncovered porches and decks that exceed eighteen inches above the finished grade
1009 may project:
- 1010 1. Eighteen inches into interior setbacks; and
 - 1011 2. Five feet into the street setback;
- 1012 C. Uncovered porches and decks not exceeding eighteen inches above the finished grade
1013 may project to the property line;
- 1014 D. Eaves may not project more than:
- 1015 1. Eighteen inches into an interior setback;
 - 1016 2. Twenty-four inches into a street setback; or
 - 1017 3. Eighteen inches across a lot line in a zero-lot-line development;
- 1018 E. Fences with a height of six feet or less may project into or be located in any setback;
- 1019 F. Rockeries, retaining walls and curbs may project into or be located in any setback.
- 1020 ~~((provided))~~ Except for structures that cross the setback perpendicularly to property lines or
1021 that abut a critical area, these structures:
- 1022 1. ~~((Do not))~~ Shall not exceed a height of six feet in the R-1 through R-18, UR, RA and
1023 resource zones;
 - 1024 2. ~~((Do not))~~ Shall not exceed a height of eight feet in the R-24 and R-48 zones; and
 - 1025 3. ~~((Do not))~~ Shall not exceed the building height for the zone in commercial/industrial
1026 zones, measured in accordance with the standards established in the King County Building Code,
1027 Title 16;
- 1028 G. Fences located on top of rockeries, retaining walls or berms are subject to the
1029 requirements of K.C.C. 21A.14.220;
- 1030 H. Telephone, power, light and flag poles;

1031 I. The following may project into or be located within a setback, but may only project
1032 into or be located within a five foot interior setback area if an agreement documenting consent
1033 between the owners of record of the abutting properties is recorded with the King County
1034 department of records and elections prior to the installment or construction of the structure:

1035 1. Sprinkler systems, electrical and cellular equipment cabinets and other similar
1036 utility boxes and vaults;

1037 2. security system access controls;

1038 3. structures, except for buildings, associated with trails and on-site recreation spaces
1039 and play areas required in K.C.C.21A.14.180 and K.C.C. 21A.14.190 such as benches, picnic
1040 tables and drinking fountains; and

1041 4. Surface water management facilities as required by K.C.C. 9.04;

1042 J. Mailboxes and newspaper boxes may project into or be located within street setbacks;

1043 K. Fire hydrants and associated appendages;

1044 L. Metro bus shelters may be located within street setbacks;

1045 M. Unless otherwise allowed in K.C.C. 21A.20.080, free standing and monument signs
1046 four feet or less in height, with a maximum sign area of twenty square feet may project into or be
1047 located within street setbacks;

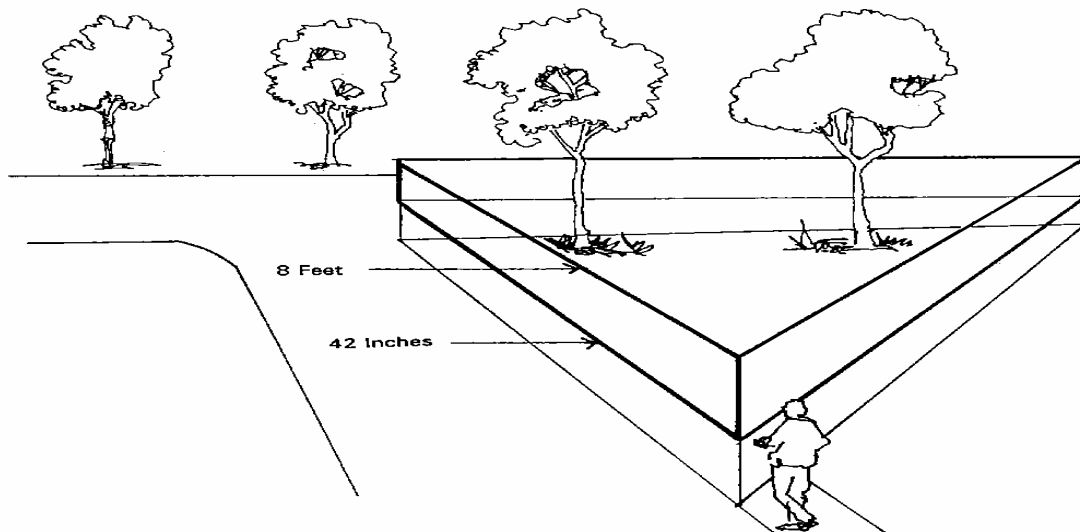
1048 N. On a parcel in the RA zone, in the interior setback that adjoins a property zoned NB or
1049 CB, structures housing refrigeration equipment that extends no more than ten feet into the
1050 setback and is no more than sixty feet in length; and

1051 O. Stormwater conveyance and control facilities, both above and below ground,
1052 provided such projections are:

- 1053 1. Consistent with setback, easement and access requirements specified in the Surface
1054 Water Design Manual; or
1055 2. In the absence of said specifications, not within five feet of the property line.
1056 (Ord. 15606 § 16, 2006: Ord. 13190 § 18, 1998: Ord. 13022 § 18, 1998: Ord. 12987 § 4, 1998:
1057 Ord. 10870 § 354, 1993).

1058 **SECTION 90. 21A.12.210 Sight distance requirements.** Except for utility poles and
1059 traffic control signs, the following sight distance provisions shall apply to ~~((all))~~ new or
1060 reconstructed intersections and ~~((site))~~ driveway access points on local access streets. Sight
1061 distance requirements for arterial and neighborhood collector intersections are specified in the
1062 King County road standards:

- 1063 A. A sight distance triangle area as determined by Section 21A.12.210B shall contain no
1064 fence, berm, vegetation other than narrow tree trunks, on-site vehicle parking area, signs or other
1065 physical obstruction between 42 inches and eight feet above the existing street grade;



- 1066
1067 **NOTE:** The area of a sight distance triangle between 42 inches and eight feet
1068 above the existing street grade shall remain open.

1069 B. The sight distance triangle ((~~at~~)) requirements for new or reconstructed intersections
1070 and driveway connections to local access streets are defined as follows:

1071 1. ((A)) Except where a twenty-five foot property line radius exists at an intersection, a
1072 sight distance triangle at a street intersection shall be determined by measuring ((45)) fifteen feet
1073 along both street property lines beginning at their point of intersection. The third side of the
1074 triangle shall be a line connecting the endpoints of the first two sides of the triangle. Where a
1075 twenty-five foot property line radius or larger radius is present at an intersection, the King
1076 County road standards shall govern the placement of objects that may obscure sight distance; or

1077 2. A ((site)) driveway access point shall be determined by measuring ((45)) fifteen feet
1078 along the street lines and ((45)) fifteen feet along the edges of the driveway beginning at the
1079 respective points of intersection. The third side of each triangle shall be a line connecting the
1080 endpoints of the first two sides of each triangle; and

1081 C. The ((director)) development engineer may require modification or removal of
1082 structures or landscaping located in required street setbacks or relocate the driveway connection,
1083 if:

1084 1. Such improvements prevent adequate sight distance to drivers entering or leaving a
1085 driveway, and,

1086 2. No reasonable driveway relocation alternative for an adjoining lot is feasible. (Ord.
1087 10870 § 358, 1993).

1088 NEW SECTION. SECTION 91. A new section is hereby added to K.C.C. chapter
1089 21A.12 to read as follows:

1090 **Vehicular access to residential zones.** The minimum width for a joint use driveway and
1091 easement on private property shall be sixteen feet, except as otherwise provided in the King
1092 County road standards.

1093 SECTION 92. 21A.14.220 Fences. Fences are permitted as follows:

1094 A. Fences exceeding a height of six feet shall comply with the applicable street and
1095 interior setbacks of the zone in which the property is located, except((;));

1096 1. Fences located on a rockery, retaining wall, or berm within a required setback area
1097 are permitted subject to the following requirements;

1098 a. In R-1 through R-18, UR, RA and the resource zones:

1099 (1) The total height of the fence and the rockery, retaining wall or berm upon which
1100 the fence is located shall not exceed a height of ten feet. This height shall be measured from the
1101 top of the fence to the ground on the low side of the rockery, retaining wall or berm; and

1102 (2) The total height of the fence itself, measured from the top of the fence to the top
1103 of the rockery, retaining wall or berm, shall not exceed six feet.

1104 b. In the R-24, R-48 and commercial/industrial zones, the height of the fence,
1105 measured from the top of the fence to the top of the rockery, retaining wall or berm, shall not
1106 exceed six feet.

1107 c. Any portion of the fence above a height of eight feet, measured to include both the
1108 fence and the rockery, retaining wall, or berm (as described in a1. above), shall be an open-work
1109 fence.

1110 d. The height limitation of this subsection may be exceeded where walls with fences
1111 cross a setback perpendicularly or abut a critical area tract established under K.C.C. chapter
1112 21A.24.

1113 B. Fences located on a rockery, retaining wall or berm outside required setback areas
1114 shall not exceed the building height for the zone, measured in accordance with the standards
1115 established in the King County Building Code, Title 16.

1116 C. Electric fences shall:

1117 1. Be permitted in all zones, provided that when placed within R-4 through R-48 zones,
1118 additional fencing or other barriers shall be constructed to prevent inadvertent contact with the
1119 electric fence from abutting property;

1120 2. Comply with the following requirements:

1121 a. An electric fence using an interrupted flow of current at intervals of about one
1122 second on and two seconds off shall be limited to 2,000 volts at 17 milliamp;

1123 b. An electric fence using continuous current shall be limited to 1,500 volts at seven
1124 milliamp;

1125 c. All electric fences in the R-4 through R-48 zones shall be posted with permanent
1126 signs a minimum of 36 square inches in area at 50 foot intervals stating that the fence is
1127 electrified; and

1128 d. Electric fences sold as a complete and assembled unit can be installed by an owner
1129 if the controlling elements of the installation are certified by an A.N.S.I. approved testing
1130 agency; and

1131 D. Except as specifically required for the necessary security related to a nonresidential
1132 use, no barbed or razor-wire fence shall be located in any R-4 through R-48 zone. (Ord. 12987 §
1133 5, 1998: Ord. 11621 § 50, 1994: 10870 § 382, 1993).

1134 **SECTION 93. 21A.16.050 Landscaping - street frontages.** The average width of
1135 perimeter landscaping along street frontages shall be provided as follows:

- 1136 A. Twenty feet of Type II landscaping shall be provided for an institutional use,
1137 excluding playgrounds and playfields;
- 1138 B. Ten feet of Type II landscaping shall be provided for an industrial development;
- 1139 C. Ten feet of Type II landscaping shall be provided for an above-ground utility facilities
1140 development, excluding distribution and transmission corridors, located outside a public right-of-
1141 way;
- 1142 D. Ten feet of Type III landscaping shall be provided for a commercial or attached/group
1143 residence development; and
- 1144 E. For single family subdivisions and short subdivisions in the urban growth area:
- 1145 1. Trees shall be planted at the rate of one tree for every forty feet of frontage along all
1146 public streets;
- 1147 2. The trees shall be:
- 1148 a. Located within the street right-of-way if permitted by the custodial state or local
1149 agency;
- 1150 b. No more than twenty feet from the street right-of-way line if located within a lot;
- 1151 c. Maintained by the adjacent landowner unless part of a county maintenance
1152 program; and
- 1153 d. A species approved by the county if located within the street right-of way and
1154 compatible with overhead utility lines.
- 1155 3. The trees may be spaced at irregular intervals to accommodate sight distance
1156 requirements for driveways and intersections. (Ord. 14045 § 45, 2001: Ord. 11621 § 56, 1994:
1157 Ord. 11210 § 5, 1994: Ord. 10870 § 390, 1993).

1158 SECTION 94. 21A.20.040 Prohibited signs. Except as ~~((indicated))~~ otherwise
1159 specifically allowed by this chapter, the following signs or displays are prohibited:

1160 A. Portable signs including, but not limited to, sandwich/A-frame signs and mobile
1161 readerboard signs, and excluding signs permitted under K.C.C. 21A.20.120;

1162 B. Private signs on utility poles;

1163 C. Signs which, by reason of their size, location, movement, content, coloring or manner
1164 of illumination may be confused with traffic control signs or signals;

1165 D. Signs located in the public right-of-way, except where permitted in this chapter; and

1166 E. Posters, pennants, string of lights, blinking lights, balloons, searchlights and other
1167 displays of a carnival nature; except as architectural features, or on a limited basis as seasonal
1168 decorations or as provided for in Section 21A.20.120 as grand opening displays.

1169 F. Changing message center signs~~((, where the message changes more frequently than~~
1170 ~~every three minutes))~~). (Ord. 10870 § 422, 1993).

1171 SECTION 95. 21A.20.060 General sign requirements.

1172 A. All signs, except billboards, community bulletin boards, community identification
1173 signs, political signs, real estate signs and special event signs, shall be on-premise signs, except
1174 that uses located on lots without public street frontage in business, office and industrial zones
1175 may have one off-premise directional sign of no more than sixteen square feet.

1176 B. Fuel price signs shall not be included in sign area or number limitations of K.C.C.
1177 21A.20.090, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed
1178 twenty square feet per street frontage.

1179 C. Except as otherwise provided in K.C.C. 21A.20.115, projecting and awning signs and
1180 signs mounted on the sloping portion of roofs shall not be permitted for uses in the Resource and

1181 Residential zones. In other zones, projecting and awning signs and signs mounted on the sloping
1182 portion of roofs may be used in lieu of wall signs, but only if:

- 1183 1. They maintain a minimum clearance of eight feet above finished grade;
- 1184 2. They do not project more than six feet perpendicular from the supporting building
1185 facade;
- 1186 3. They meet the standards of K.C.C. 21A.20.060J. if mounted on the roof of a
1187 building; and
- 1188 4. They shall not exceed the number or size permitted for wall signs in a zone.

1189 D. Changing message center signs, and time and temperature signs, which can be a wall
1190 or freestanding sign, shall not exceed the size permitted for a wall or freestanding sign, and shall
1191 be permitted only in the NB, CB, RB, O and I zones. Changing message center signs and time
1192 and temperature signs shall not exceed the maximum sign height permitted in the zone.

1193 E. Directional signs shall not be included in the sign area or number limitation of K.C.C.
1194 21A.20.070, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed six
1195 square feet in surface area and are limited to one for each entrance or exit to surface parking
1196 areas or parking structure.

1197 F. Regarding sign illumination and glare:

- 1198 1. All signs in the NB, CB, RB, O or I zone districts may be illuminated. ~~((Signs in))~~In
1199 all other zones, signs may be ~~((indirectly))~~ illuminated~~((, ((provided the light source for~~
1200 ~~indirectly illuminated signs shall be no farther away from the sign than the height of the sign))~~);
- 1201 2. Indirectly and directly illuminated signs shall be arranged so that no direct rays of
1202 light are projected from such artificial source into residences or any street right-of-way. The

1203 light source for an indirectly illuminated sign shall be no farther away from the sign than the
1204 height of the sign.

1205 3. Electrical requirements for signs shall be governed by chapter 19.28 RCW and WAC
1206 296-46-910; and

1207 4. Signs with an on/off operation shall be permitted only in the CB, RB and I zones.

1208 G. Maximum height for wall signs shall not extend above the highest exterior wall or
1209 structure upon which the sign is located.

1210 H. Maximum height for projecting signs shall not extend above the highest exterior wall
1211 upon which the projecting sign is located.

1212 I. Maximum height for awning signs shall not extend above the height of the awning
1213 upon which the awning sign is located.

1214 J. Any sign attached to the sloping surface of a roof shall be installed or erected in such a
1215 manner that there are no visible support structures, shall appear to be part of the building itself,
1216 and shall not extend above the roof ridge line of the portion of the roof upon which the sign is
1217 attached.

1218 K. Except as otherwise permitted by this chapter, off-premise directional signs shall not
1219 exceed four square feet in sign area.

1220 L. Mixed use developments in the NB, CB, RB or O zones are permitted one permanent
1221 residential identification sign not exceeding thirty-two square feet in addition to the maximum
1222 sign area requirements in the zone where the mixed use development is located. (Ord. 15404 §
1223 2, 2006: Ord. 13022 § 27, 1998: Ord. 13014 § 5, 1998: Ord. 10870 § 424, 1993).

1224 **SECTION 96. 21A.20.080 Residential zone signs.** Except as otherwise provided in
1225 K.C.C. 21A.20.115, signs in the R, UR and RA zones are limited as follows:

1226 A. Nonresidential use:

1227 1. One sign identifying nonresidential uses, not exceeding twenty-five square feet and
1228 not exceeding six feet in height is permitted;

1229 2. Schools are permitted one sign per school or school facility entrance, which may be
1230 located in the setback. Two additional wall signs attached directly to the school or school
1231 facility are permitted;

1232 3. Home occupation and home industry signs are limited to:

1233 a. wall signs not exceeding ~~((six square feet))~~ ten percent of the building façade on
1234 which they are located; and

1235 b. one freestanding sign not exceeding six square feet for each street frontage of at
1236 least one-hundred feet.

1237 B. Residential use:

1238 1. One residential identification sign not exceeding two square feet is permitted; and

1239 2. One permanent residential development identification sign not exceeding thirty-two
1240 square feet is permitted ~~((per))~~ for each entrance into a development. The maximum height for
1241 the sign shall be six feet. The sign may be freestanding or mounted on a wall, fence or other
1242 structure. (Ord. 15404 § 3, 2006: Ord. 12595 § 1, 1997: Ord. 10870 § 427, 1993).

1243 **SECTION 97. 21A.20.120 Signs or displays of limited duration.** The following
1244 temporary signs or displays are permitted and except as required by the ~~((Uniform Building~~
1245 ~~Code))~~ K.C.C. Title 16, or as otherwise permitted in this chapter, do not require building
1246 permits:

1247 A. Grand opening displays:

1248 1. Signs, posters, pennants, strings of lights, blinking lights, balloons and searchlights
1249 are permitted for a period of up to one month to announce the opening of a new enterprise or the
1250 opening of an enterprise under new management; and

1251 2. All grand opening displays shall be removed upon the expiration of 30 consecutive
1252 days;

1253 B. Construction signs:

1254 1. Construction signs identifying architects, engineers, planners, contractors or other
1255 individuals or firms involved with the construction of a building and announcing the character of
1256 the building or the purpose for which the building is intended may be displayed;

1257 2. One nonilluminated, double-faced sign is permitted for each public street upon which
1258 the project fronts;

1259 3. No sign shall exceed 32 square feet in surface area or ten feet in height, or be located
1260 closer than 30 feet from the property line of the adjoining property; and

1261 4. Construction signs must be removed by the date of first occupancy of the premises or
1262 one year after placement of the sign, whichever occurs first;

1263 C. Political Signs:

1264 1. Signs, posters or bills promoting or publicizing candidates for public office or issues
1265 that are to be voted upon in a general or special election may be displayed on private property
1266 with the consent of the property owner. Any such sign, poster or bill shall be removed within ten
1267 days following the election; and

1268 2. No sign, poster, bill or other advertising device shall be located on public property or
1269 within public easements or street right-of-way;

1270 D. Real estate signs. All temporary real estate signs may be single or double-faced
1271 signs:

1272 1. Signs advertising an individual residential unit for sale or rent shall be limited to one
1273 sign per street frontage. The sign may not exceed eight square feet in area, and shall not exceed
1274 six feet in height. The sign shall be removed within five days after closing of the sale, lease or
1275 rental of the property.

1276 2. Portable off-premise residential directional signs announcing directions to an open
1277 house at a specified residence which is offered for sale or rent shall not exceed six square feet in
1278 area for each sign, and shall not exceed 42 inches in height. Such signs shall be permitted only
1279 when the agent or seller is in attendance at the property for sale or rent and may be located on the
1280 right-of-way outside of vehicular and bicycle lanes.

1281 3. On-site commercial or industrial property for sale or rent signs shall be limited to one
1282 sign per street frontage, and shall not exceed 32 square feet in area. The sign shall not exceed 12
1283 feet in height. The sign shall be removed within 30 days after closing of the sale, lease or rental
1284 of the property. A building permit is required and shall be issued for a one year period. The
1285 permit is renewable for one year increments up to a maximum of three years.

1286 4. On-site residential development for sale or rent signs shall be limited to one sign per
1287 development. The sign shall not exceed 32 square feet in area, and shall not exceed 12 feet in
1288 height. A building permit is required and shall be issued for a one year period. The permit is
1289 renewable annually for up to a maximum of three years.

1290 5. Off-site directional signs for residential developments shall be limited to six signs.
1291 Each sign shall not exceed 16 square feet in area, and shall include only the name of and
1292 directions to the residential development. The sign(s) shall be placed a maximum of two road

1293 miles from the nearest residential development entrance. No two signs for one residential
1294 development shall be located closer than 500 feet from one another on the same street. A single
1295 building permit is required for all signs and shall be issued for a one year period. The permit
1296 number and the permit expiration date must be clearly displayed on the face of each sign. The
1297 permit is renewable for one year increments up to a maximum of three years, provided that
1298 extensions will only be granted if the sign permit applicant has complied with the applicable
1299 regulations.

1300 6. Residential on-premise informational signs shall be limited to one sign per feature,
1301 including but not limited to signs for information centers, model homes, parking areas or
1302 announcing features such as parks, playgrounds, or trails. Each sign shall not exceed 16 square
1303 feet in area, and shall not exceed six feet in height.

1304 E. Community event signs:

1305 1. Community event signs shall be limited to announcing or promoting a non-profit
1306 sponsored community fair, festival or event;

1307 2. Community event signs may be displayed no more than the time period specified in
1308 the temporary use permit issued pursuant to K.C.C. 21A.44. Community event signs that do not
1309 require a temporary use permit shall not be displayed earlier than one month before the event;
1310 and

1311 3. Community event signs shall be removed by the event sponsor within two weeks
1312 following the end of the community fair, festival or event. (Ord. 11621 § 66, 1994; Ord. 10870 §
1313 432, 1993).

1314 **SECTION 98. 21A.20.190 Community identification signs.** Community identification
1315 signs are permitted subject to the following provisions:

1316 A. Only Unincorporated Activity Centers, urban planned developments or Rural Towns,
1317 designated and delineated by the comprehensive plan, or specific geographic areas
1318 (communities) recognized and delineated by a recognized unincorporated area council, are
1319 eligible to be identified with community identification signs. Identification signs for
1320 Unincorporated Activity Centers, urban planned developments or Rural Towns shall be placed
1321 along the boundaries identified by the comprehensive plan. Identification signs for specific
1322 geographic areas (communities) recognized and delineated by a recognized unincorporated area
1323 council shall be placed along the boundaries delineated by the unincorporated area council.

1324 B. Two types of community identification signs are permitted. Primary signs are
1325 intended to mark the main arterial street entrances to a designated community, Unincorporated
1326 Activity Center, urban planned development or Rural Town. Auxiliary signs are intended to
1327 mark entrances to a designated community, Unincorporated Activity Center, urban planned
1328 development or Rural Town along local access streets.

1329 C. Primary signs are subject to the following provisions:

1330 1. No more than four primary signs shall be allowed per Unincorporated Activity
1331 Center, urban planned development, Rural Town or designated community, unless a recognized
1332 unincorporated area council permits up to two additional primary signs.

1333 2. Each primary sign shall be no more than thirty-two square feet in area and no more
1334 than six feet in height, except that a recognized unincorporated area council may permit
1335 consolidation of two primary signs into one larger sign no more than sixty-four square feet in
1336 area and no more than fifteen feet in height, to be located only in commercial/industrial zones.

1337 3. Primary signs shall only be located along arterial streets, outside of the right-of-way.

1338 D. Auxiliary community identification signs are subject to the following provisions:

1339 1. There shall be no limits on the number of auxiliary community identification signs
1340 allowed per Unincorporated Activity Center, urban planned development, Rural Town, or
1341 designated community.

1342 2. Each auxiliary sign shall be no more than two ((2)) square feet, and shall be located
1343 only outside of the right-of-way.

1344 E. No commercial advertisement shall be permitted on either primary or auxiliary signs
1345 except as follows:

1346 1. When located on property within the RA, UR, R1-8 and R12-48 zones, signs may
1347 have a logo or other symbol of a community service or business group (e.g. Kiwanis, Chamber
1348 of Commerce, etc.) sponsoring construction of the signs(s). Any permitted logo or symbol shall
1349 be limited to an area of no more than two square feet on primary signs and no more than seventy-
1350 two square inches on auxiliary signs; or

1351 2. When located on properties within the NB, CB, RB, O and I zones, signs may have a
1352 logo or other symbol of the company, community service or business group sponsoring
1353 construction of the sign(s). Any permitted logo or symbol shall be limited to an area of no more
1354 than four square feet on primary signs and no more than seventy-two square inches on auxiliary
1355 signs.

1356 F. Community identification signs shall be exempt from the provisions of K.C.C.
1357 21A.20.060.A that require signs to be on-premise. (Ord. 13022 § 26, 1998).

1358 **SECTION 99. 21A.28.130 Adequate fire protection.** All new development shall be
1359 served by adequate fire protection as set forth below:

1360 A. The site of the development proposed is served by a water supply system that
1361 provides at least minimum fire flow and a((7)) road system or fire lane system that provides life

1362 safety/rescue access, and other fire protection requirements for buildings as required by K.C.C.

1363 Title 17, Fire Code and K.C.C. Title 16, Building and Construction Standards;

1364 B. For development proposals subject to review under the state environmental policy act,

1365 RCW chapter 43.21C, the site is capable of being served by a fire protection district consistent

1366 with a fire protection district capital facilities plan that has been approved by King County under

1367 K.C.C. Title 20;

1368 C. For a zone reclassification or Urban planned development, the timing of installation

1369 of required fire protection improvements shall be stated in the approving ordinance as specified

1370 in K.C.C. 20.24.230, secured with a bond or similar security, and deposited with King County;

1371 and

1372 ((C.)) D. A variance request from the requirements established by K.C.C. Title 17, Fire

1373 Code, shall be reviewed as set forth in K.C.C. 17.08.090 ~~((or K.C.C. 17.10.040, and/or in Article~~

1374 ~~2 of the currently adopted edition of the Uniform Fire Code))~~ and does not require a variance

1375 from this title unless relief is requested from a building height, setback, landscaping or other

1376 development standard set forth in K.C.C. 21A.12 through K.C.C. 21A.30. (Ord. 10870 § 523,

1377 1993).

1378 **SECTION 100. 21A.32.045 Nonconformance - Re-establishment of discontinued**

1379 **nonconforming use, or damaged or destroyed nonconforming structure or site**

1380 **improvement. Except for a nonconforming use in the shorelines of the state government by**

1381 **K.C.C. 25.32.060 (as recodified by Sec. xxx of Proposed Ordinance 2008-xxxx), ((A)) a**

1382 **nonconforming use ((which)) that** has been discontinued or a nonconforming structure or site

1383 **improvement ((which)) that** has been damaged or destroyed, may be re-established or

1384 reconstructed if:

1385 A. The nonconforming use, structure, or site improvement (~~(which))~~ that previously
1386 existed is not expanded;

1387 B. A new nonconformance is not created; and

1388 C. The use has not been discontinued for more than twelve months prior to its re-
1389 establishment, or the nonconforming structure or site improvement is reconstructed pursuant to a
1390 complete permit application submitted to the department within twelve months of the occurrence
1391 of damage or destruction. (Ord. 13130 § 3, 1998).

1392 SECTION 101. 21A.34.040 Public benefits and density incentives.

1393 A. The public benefits eligible to earn increased densities, and the maximum incentive to
1394 be earned by each benefit, are in subsection F of this section. The density incentive is expressed
1395 as additional bonus dwelling unit, or fractions of dwelling units, earned per amount of public
1396 benefit provided.

1397 B. Bonus dwelling units may be earned through any combination of the listed public
1398 benefits.

1399 C. The guidelines for affordable housing bonuses including the establishment of rental
1400 levels, housing prices and asset limitations, will be updated and adopted annually by the council
1401 in the consolidated housing and community development plan.

1402 D. Bonus dwelling units may also be earned and transferred to the project site through
1403 the transfer of development rights (TDR) program established in K.C.C. chapter 21A.37, by
1404 providing any of the open space, park site or historic preservation public benefits set forth in
1405 subsection F.2. or 3. of this section on sites other than that of the RDI development.

1406 E. Residential development in R-4 through R-48 zones with property specific
1407 development standards requiring any public benefit enumerated in this chapter, shall be eligible

1408 to earn bonus dwelling units in accordance with subsection F of this section if the public benefits
1409 provided exceed the basic development standards of this title. If a development is located in a
1410 special overlay district, bonus units may be earned if the development provides public benefits
1411 exceeding corresponding standards of the special district.

1412 F. The following are the public benefits eligible to earn density incentives through RDI
1413 review:

BENEFIT**DENSITY INCENTIVE**

1. AFFORDABLE HOUSING

a. Benefit units consisting of rental housing permanently priced to serve nonsenior citizen low-income households (that is no greater than 30 percent of gross income for households at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.

1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 30 low-income units.

BENEFIT**DENSITY INCENTIVE**

b. Benefit units consisting of rental housing designed and permanently priced to serve low-income senior citizens (that is no greater than 30 percent of gross income for 1- or 2-person households, 1 member of which is 62 years of age or older, with incomes at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.

1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 60 low-income units.

c. Benefit units consisting of senior citizen assisted housing units 600 square feet or less.

1 bonus unit per benefit unit

BENEFIT

DENSITY INCENTIVE

d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.	0.75 bonus unit per benefit unit.
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BENEFITDENSITY INCENTIVE

e. Benefit units consisting of moderate income housing reserved for income and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with a 15 year restriction binding prices and eligibility on resale to qualified moderate income purchasers. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.	1 bonus unit per benefit unit.
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BENEFIT

DENSITY INCENTIVE

f. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to King County shall be recorded at final approval.

1.5 bonus units per benefit unit.

BENEFIT

DENSITY INCENTIVE

g. Projects in which 100 percent of the units are reserved for moderate income - and asset-qualified buyers (total household income at or below 80 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 15 years from date of first sale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

200 percent of the base density of the underlying zone. Limited to parcels 5 acres or less in size and located in the R-4 through R-8 zones. Housing types in the R-4 or R-6 zones shall be limited to structures containing four or less units, except for townhouses. Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.

h. Benefit units consisting of mobile home park space or pad reserved for the relocation of an insignia or noninsignia mobile home, that has been or will be displaced due to closure of a mobile home park located in incorporated or unincorporated King County.

1.0 bonus unit per benefit unit.

BENEFIT**DENSITY INCENTIVE**

2. OPEN SPACE, TRAILS AND PARKS

a. Dedication of park site or trail right-of-way meeting King County location and size standards for neighborhood, community or regional park, or trail, and accepted by the parks division.

0.5 bonus unit per acre of park area or quarter-mile of trail exceeding the minimum requirement of K.C.C. 21A.14 for on-site recreation space or trail corridors, computed on the number of dwelling units permitted by the site's base density.

b. Improvement of dedicated park site to King County standards for developed parks.

0.75 bonus unit per acre of park improvement. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.

BENEFIT

DENSITY INCENTIVE

c. Improvement of dedicated trail
segment to King County standards.

1.8 bonus units per quarter mile
of trail constructed to county standard
for pedestrian trails; or

2.5 bonus units per quarter mile
of constructed to county standard for
multipurpose trails (pedestrian/
bicycle/equestrian).

Shorter segments shall be
awarded bonus units on a pro rata basis.
If the applicant is dedicating the site of
the improvements, the bonus units
earned by improvements shall be added
to the bonus units earned by the
dedication.

BENEFIT**DENSITY INCENTIVE**

d. Dedication of open space, meeting King County acquisition standards to the county or a qualified public or private organization such as a nature conservancy.	0.5 bonus unit per acre of open space.
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3. HISTORIC PRESERVATION

a. Dedication of a site containing an historic landmark in accordance with K.C.C. chapter 20.62, to King County or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by the King County landmarks commission.	0.5 bonus unit per acre of historic site.
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b. Restoration of a site or structure designated as an historic landmark in accordance with K.C.C. chapter 20.62 to a specific architectural or site plan approved by the King County landmarks commission.	0.5 bonus unit per acre of site or one thousand square feet of floor area of building restored.
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BENEFIT**DENSITY INCENTIVE**

4. ENERGY CONSERVATION

a. Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20 percent of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50 percent of the required savings may result from the installation of heat pumps. None of the required savings shall be achieved by reduction of glazing area below 15 percent of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).

0.15 bonus unit per benefit unit that achieves the required savings.

BENEFITDENSITY INCENTIVE

b. Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by natural gas, or other nonelectric heat source, that save at least 25 percent of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. None of the required savings shall be achieved by reduction of glazing area below 15 percent of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).

0.10 bonus unit per benefit unit

that achieves the required savings.

c. Developments located within ~~((1/4))~~ 1/2 mile of transit routes served on at least a half-hourly basis during the peak hours and hourly during the daytime nonpeak hours or within 1/2 mile of a light transit or commuter rail station.

10 percent increase above the

base density of the zone.

BENEFIT

DENSITY INCENTIVE

5. PUBLIC ART

a. Devoting 1% of the project budget to public art on site.

5 percent increase above the base density of the zone.

b. Contributing 1% of the project budget to the King County public art fund for development of art projects. The contribution shall be used for projects located within a one mile radius of the development project.

5 percent increase above the base density of the zone.

BENEFIT**DENSITY INCENTIVE**

6. COTTAGE HOUSING

Provision of three to sixteen detached cottage units clustered around at least one common open space.

Two hundred percent of the base density of the underlying zone. Limited to parcels in the R4-R8 zones. Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.

7. COMPACT HOUSING

In R and UR zones, for the construction of detached single family homes 1500 square feet or smaller and for new manufactured housing units.

One hundred fifty percent of the base density of the underlying zone.

1414 If proposed energy conservation bonus units of this section are reviewed in conjunction
1415 with a subdivision or a short subdivision, the applicant shall provide data and calculations for a
1416 typical house of the type to be built in the development that demonstrates to the department's
1417 satisfaction how the required savings will be achieved. A condition of approval shall be
1418 recorded with the plat and shown on the title of each lot specifying the required energy savings

1419 that must be achieved in the construction of the dwelling unit. The plat notation shall also
1420 specify that the savings shall be based on the energy code in effect at the time of preliminary plat
1421 application. (15032 § 38, 2004: Ord. 14190 § 36, 2001: Ord. 14045 § 56, 2001: Ord. 10870 §
1422 563, 1993).

1423 **SECTION 102. 21A.37.020 Transfer of development rights (TDR) program -**
1424 **sending sites.**

1425 A. For the purpose of this chapter, sending site means the entire tax lot or lots qualified
1426 under subsection B of this section. Sending sites may only be located within rural or resource
1427 lands or urban separator areas with R-1 zoning, as designated by the King County
1428 Comprehensive Plan and cannot be in public ownership. If the sending site consists of more than
1429 one tax lot, the lots must be contiguous. For purposes of this section, lots divided by a street are
1430 considered contiguous if the lots would share a common lot line if the street was removed; this
1431 provision may be waived by the interagency committee if the total acreage of a rural or resource
1432 sending site application exceeds one hundred acres. A sending site shall be maintained in a
1433 condition that is consistent with the criteria in this section under which the sending was qualified.

1434 B. Qualification of a sending site shall demonstrate that the site contains a public benefit
1435 such that preservation of that benefit by transferring residential development rights to another
1436 site is in the public interest. A sending site must meet at least one of the following criteria:

- 1437 1. Designation in the King County Comprehensive Plan or a functional plan as an
1438 agricultural production district or zoned A;
- 1439 2. Designation in the King County Comprehensive Plan or a functional plan as forest
1440 production district or zoned F;
- 1441 3. Designation in the King Count Comprehensive Plan as rural residential, zoned

1442 RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and
1443 agricultural land, or timber land;

1444 4. Designation in the King County Comprehensive Plan or a functional plan as within
1445 the rural forest focus area and zoned RA with a minimum of fifteen acres of forested land that is
1446 not encumbered through King County's development rights purchase program;

1447 5. Designation in the King County Comprehensive Plan, or a functional plan as a
1448 proposed rural or resource area regional trail or rural or resource area open space site, through
1449 either:

1450 a. designation of a specific site; or

1451 b. identification of proposed rural or resource area regional trails or rural or resource
1452 area open space sites which meet adopted standards and criteria, and for rural or resource area
1453 open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

1454 6. Identification as habitat for federal listed endangered or threatened species in a
1455 written determination by the King County department of natural resources and parks*,
1456 Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a
1457 federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

1458 7. Designation in the King County Comprehensive Plan as urban separator and zoned
1459 R-1.

1460 C. For the purposes of the TDR program, acquisition means obtaining fee simple rights
1461 in real property, or a less than a fee simple right in a form that preserves in perpetuity the public
1462 benefit supporting the designation or qualification of the property as a sending site.

1463 D. If a sending site has any outstanding code violations, the person responsible for code
1464 compliance should resolve these violations, including any required abatement, restoration, or

1465 payment of civil penalties, before a TDR sending site may be qualified by the interagency review
1466 committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify
1467 a TDR sending site with outstanding code violations if the person responsible for code
1468 compliance has made a good faith effort to resolve the violations and the proposal is in the public
1469 interest.

1470 E. For lots on which the entire lot or a portion of the lot has been cleared or graded in
1471 accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW
1472 within the six years prior to application as a TDR sending site, the applicant must provide an
1473 affidavit of compliance with the reforestation requirements of the Forest Practices Act, and any
1474 additional reforestation conditions of their forest practice permit. Lots on which the entire lot or
1475 a portion of the lot has been cleared or graded without any required forest practices or county
1476 authorization, shall be not qualified or certified as a TDR sending site for six years unless the
1477 six-year moratorium on development applications has been lifted or waived or the landowner has
1478 a reforestation plan approved by the state Department of Natural Resources and King County.
1479 (Ord. 15032 § 40, 2004: Ord. 14199 § 240, 2001: Ord. 14190 § 4, 2001: Ord. 14045 § 59, 2001:
1480 Ord. 13274 § 4, 1998. Formerly K.C.C. 21A.55.130).

1481 **SECTION 103. 21A.37.040 Transfer of development rights (TDR) program -**
1482 **calculations.**

1483 A. The number of residential development rights that an unincorporated sending site is
1484 eligible to send to a receiving site shall be determined by applying the TDR sending site base
1485 density established in subsection D. of this section to the area of the sending site after any
1486 portion of the sending site already in a conservation easement or other similar encumbrance has
1487 been deducted.

1488 B. Any fractions of development rights that result from the calculations in subsection A.
1489 of this section shall not be included in the final determination of total development rights
1490 available for transfer.

1491 C. For purposes of calculating the amount of development rights a sending site can
1492 transfer, the amount of land contained within a sending site shall be determined as follows:

1493 1. If the sending site is an entire tax lot, the square footage or acreage shall be
1494 determined:

1495 a. by the King County department of assessments records; or

1496 b. by a survey funded by the applicant that has been prepared and stamped by a
1497 surveyor licensed in the state of Washington; and

1498 2. If the sending site consists of a lot that is divided by a zoning boundary, the square
1499 footage or acreage shall be calculated separately for each zoning classification. The square
1500 footage or acreage within each zoning classification shall be determined by the King County
1501 record of the action that established the zoning and property lines, such as an approved lot line
1502 adjustment. When such records are not available or are not adequate to determine the square
1503 footage or acreage within each zoning classification, the department of development and
1504 environmental services shall calculate the square footage or acreage through the geographic
1505 information system (GIS) mapping system.

1506 D. For the purposes of the transfer of development rights (TDR) program, the following
1507 TDR sending site base densities apply:

1508 1. Sending sites designated in the King County Comprehensive Plan as urban separator
1509 and zoned R-1 shall have a base density of four dwelling units per acre for transfer purposes
1510 only;

1511 2. Sending sites zoned RA-5 or RA-10 outside a rural forest focus area shall have a
1512 base density consistent with the base density established in the density and dimensions tables in
1513 K.C.C. 21A.12.030;

1514 3. Sending sites zoned RA-2.5 outside a rural forest focus area shall have a base density
1515 consistent with the maximum density established in the density and dimensions tables in K.C.C.
1516 21A.12.030;

1517 4. Sending sites zoned RA within rural forest focus areas shall have a base density of
1518 one dwelling unit per five acres for transfer purposes only;

1519 ~~((4-))~~ 5. Sending sites zoned A-10 and A-35 within the agricultural production district
1520 shall have a base density of one dwelling unit per five acres for transfer purposes only; and

1521 ~~((5-))~~ 6. Sending sites zoned F within the forest production district shall have a base
1522 density of one dwelling unit per eighty acres or one dwelling unit per each lot that is between
1523 fifteen and eighty acres in size for transfer purposes only.

1524 E. A sending site may send one development right for every legal lot created on or
1525 before September 17, 2001, if that number is greater than the number of development rights
1526 determined under subsection A. of this section.

1527 F. The number of development rights that a King County unincorporated rural or natural
1528 resources land sending site is eligible to send to a King County incorporated urban area receiving
1529 site shall be determined through the application of a conversion ratio established by King County
1530 and the incorporated municipal jurisdiction. The conversion ratio will be applied to the number
1531 of available sending site development rights determined under subsection A. or E. of this section.

1532 G. Development rights from one sending site may be allocated to more than one
1533 receiving site and one receiving site may accept development rights from more than one sending
1534 site.

1535 H. The determination of the number of residential development rights a sending site has
1536 available for transfer to a receiving site shall be valid for transfer purposes only, shall be
1537 documented in a TDR certificate letter of intent and shall be considered a final determination, not
1538 to be revised due to changes to the sending site's zoning.

1539 I. The number of residential development rights that a sending site with RA, A or F
1540 zoning is eligible to send to an unincorporated urban area receiving site shall be determined by
1541 applying twice the base density allowed for transfer purposes as specified in subsection D. of this
1542 section. (Ord. 15032 § 42, 2004: Ord. 14190 § 6, 2001: Ord. 14045 § 61, 2001: Ord. 13274 § 6,
1543 1998. Formerly K.C.C. 21A.55.150).

1544 **SECTION 104. 21A.38.080 Special district overlay - UPD implementation.**

1545 Implementation of the UPD designation shall comply with the following:

1546 A. The minimum site size for an UPD permit application shall be not less than ((200))
1547 one hundred acres. "Site size" for purposes of this subsection means contiguous land under one
1548 ownership or under the control of a single legal entity responsible for submitting an UPD permit
1549 application and for carrying out all provisions of the development agreement; and

1550 B. The UPD shall comply with the standards and procedures set out in Chapter 21A.39.
1551 (Ord. 10870 § 581, 1993).

1552 **SECTION 105. 21A.38.090 Special district overlay - Economic redevelopment.**

1553 A. The purpose of the economic redevelopment special district overlay is to provide
1554 incentives for the redevelopment of large existing, underutilized concentrations of
1555 commercial/industrial lands within urban areas.

1556 B. The economic redevelopment special district overlay shall only be designated through
1557 the area zoning process; located in areas designated within a community, subarea or
1558 neighborhood plan as an activity center; and zoned CB, RB, O, or I.

1559 C. The standards of this title and other county codes shall be applicable to development
1560 within the economic redevelopment special district overlay except as follows:

1561 1. Commercial or industrial uses that exist within an area as of the effective date of
1562 legislation applying the economic redevelopment special district overlay, but that are not
1563 otherwise permitted by the zoning, shall be considered permitted uses upon only the lots that
1564 they occupied as of that date.

1565 2. The minimum parking requirements of this title shall be reduced as follows((;
1566 ~~provided that such reductions do not apply to new construction on vacant property or the vacant~~
1567 ~~portions of partially developed property where that construction is not an enlargement or~~
1568 ~~replacement of an existing building))):~~

1569 a. The parking stall requirements are reduced 100 percent provided that:

1570 (1) the square footage of any enlargement or replacement of an existing building
1571 does not in total exceed 125 percent of the square footage of the existing building;

1572 (2) any new mixed use development provides a minimum of two stories of residences
1573 above the ground-floor level commercial;

1574 (3) the building fronts on an existing roadway improved to urban standards or a
1575 roadway programmed to be improved to urban standards as a capital improvement project, that
1576 accommodates on-street parking; and

1577 ~~((3))~~ (4) there is no net decrease in existing off-street parking space.

1578 b. the parking stall requirements for commercial and retail uses are reduced 50 percent
1579 ~~((provided that))~~ if:

1580 (1) the square footage of any enlargement or replacement of an existing building in
1581 total exceeds 125 percent of the square footage of the existing building;

1582 (2) the height of the enlarged or replacement building does not exceed the base
1583 height of the zone in which it is located;

1584 (3) the building fronts on an existing roadway improved to urban standards or a
1585 roadway programmed to be improved as a capital improvement project, that accommodates on-
1586 street parking; and

1587 (4) there is no net decrease in existing off-street parking spaces, unless it exceeds the
1588 minimum requirements of subsection C.2.b.

1589 3. ~~((The landscaping requirements of this title shall be waived, provided that:~~

1590 a. ~~street trees, installed and maintained by the adjacent property owner, shall be~~
1591 ~~substituted in lieu of landscaping; and~~

1592 b. ~~any portion of the overlay district that directly abuts properties outside of the~~
1593 ~~district shall provide, along said portions, a landscape buffer area no less than 50 percent of that~~
1594 ~~required by this title.~~

1595 4. ~~The setback requirements of this title shall be waived, provided that:~~

1596 a. ~~setback widths along any street forming a boundary of the overlay district shall~~
1597 ~~comply with this title, and~~

1598 b. ~~any portion of the overlay district that directly abuts properties outside of the~~
1599 ~~district shall provide, along said portions, a setback no less than 50 percent of that required by~~
1600 ~~this title.~~

1601 5.)) The building height limits of this title shall be waived, provided that the height
1602 limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

1603 ((6.)) (4) Signage shall be limited to that allowed within the CB zone.

1604 ((7.)) (5) The roadway improvements of the King County code shall be waived,
1605 provided a no-protest agreement to participate in future road improvement districts (RID) is
1606 signed by an applicant and recorded with the county.

1607 ((8. ~~The pedestrian circulation requirements of this title shall be waived.~~

1608 9. ~~The impervious surface and lot coverage requirements of this title shall be waived.~~

1609 10.)) (6) On I zoned lands that are designated in the comprehensive plan as
1610 unincorporated activity centers, conditional use permits shall not be issued where the resulting
1611 impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of
1612 nearby viable commercial and residential areas.

1613 D. For properties that have frontage on pedestrian street(s) or routes as designated in an
1614 applicable plan or area zoning process, the following conditions shall apply:

1615 1. main building entrances shall be oriented to the pedestrian street. If multiple
1616 pedestrian streets front on the building, each pedestrian street shall have a similar main building
1617 entrance;

2. at the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-way;

3. building facades shall comprise at least 75% of the total pedestrian street frontage for a property, and if applicable, at least 75% of the total pedestrian route frontage for a property;

4. minimum side setbacks of the underlying zoning are waived;

5. building facades of ground floor retail, general business service, and professional office land uses, that front onto a pedestrian street or route shall include windows and overhead protection;

6. building facades, along a pedestrian street or route, that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

7. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists. (Ord. 12823 § 6, 1997: Ord. 11566 § 1, 1994: 11351 § 1, 1994).

SECTION 106. Ordinance 10870, Section 631, and K.C.C. 21A.50.030 are each hereby amended to read as follows:

Violations defined. No building permit or land use approval in conflict with the provisions of this title shall be issued. Structures or uses which do not conform to this title, except legal nonconformances specified in K.C.C. 21A.32 and approved variances, are violations subject to the enforcement, penalty and abatement provisions of Title 23, including but not limited to:

A. Establishing a use not permitted in the zone in which it is located;

B. Constructing, expanding or placing a structure in violation of setback, height and other dimensional standards in this title;

- 1640 C. Establishing a permitted use without complying with applicable development
1641 standards set forth in other titles, ordinances, rules or other laws, including but not limited to,
1642 road construction, surface water management, the Fire Code, and rules of the department of
1643 public health;
- 1644 D. Failing to carry out or observe conditions of land use or permit approval, including
1645 contract development standards;
- 1646 E. Failing to secure required land use or permit approval prior to establishing a permitted
1647 use; ~~((and))~~
- 1648 F. Failing to maintain site improvements, such as landscaping, parking or drainage
1649 control facilities as required by this code or other King County ordinances; and
- 1650 G. Undertaking any development on the shorelines of the state without first obtaining a
1651 substantial development permit, statement of exemption, or undertaking an exempt activity in a
1652 manner that is not in compliance with the policy of RCW 90.58.020, chapter 173-26 WAC and
1653 the King County shoreline master program.
1654 (Ord. 10870 § 631, 1993).